

277 Linden Street, Brooklyn, NY 11237
Bushwick Vacant Residential Building



Asking Price: \$2,725,000

Exclusive Listing

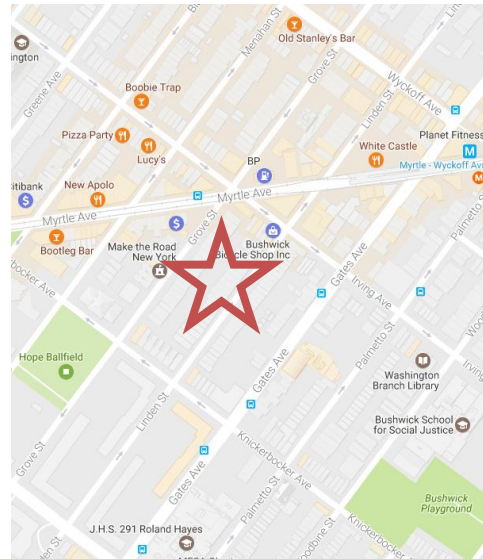
By Shay Zach | Senior Associate Broker
shay@epic-cr.com | (646) 278-4621

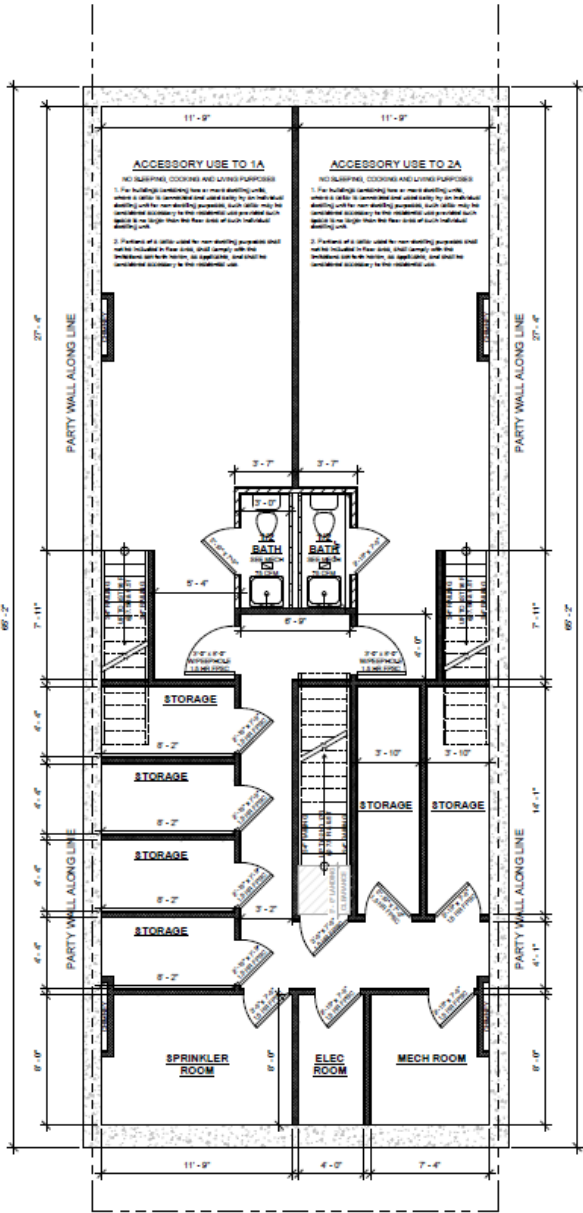
Property Description

**277 Linden Street
Brooklyn, NY 11237**

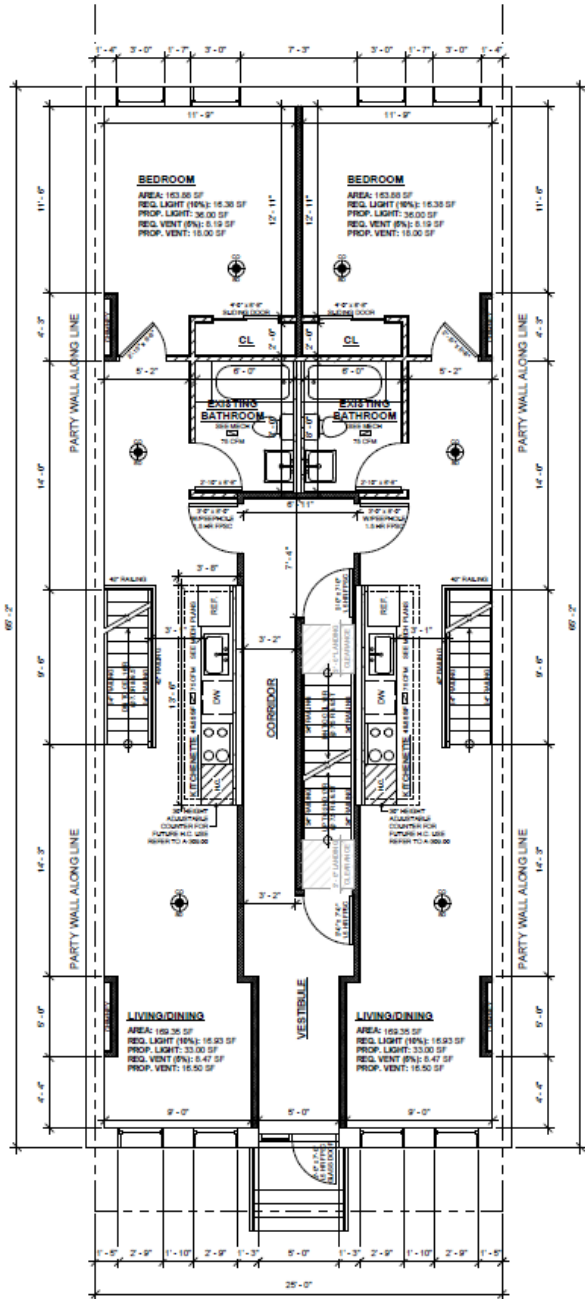
A vacant 3-story 6-family building. The property is located three blocks from the Myrtle – Wyckoff Avenues [M] train station. Comes with almost approved plans for a conversion to 8 units.

Lot Dimensions	25' X 100'
Lot SF	2,500 SF
Building Dimensions	25' X 65'
Building SF	4,875 SF
Max. FAR	2.2 (1.95 As Built)
Zoning	R6
Block/Lot	3326/53
Assessment	\$105,784
Taxes (17/18)	\$13,638
Building Class	C2

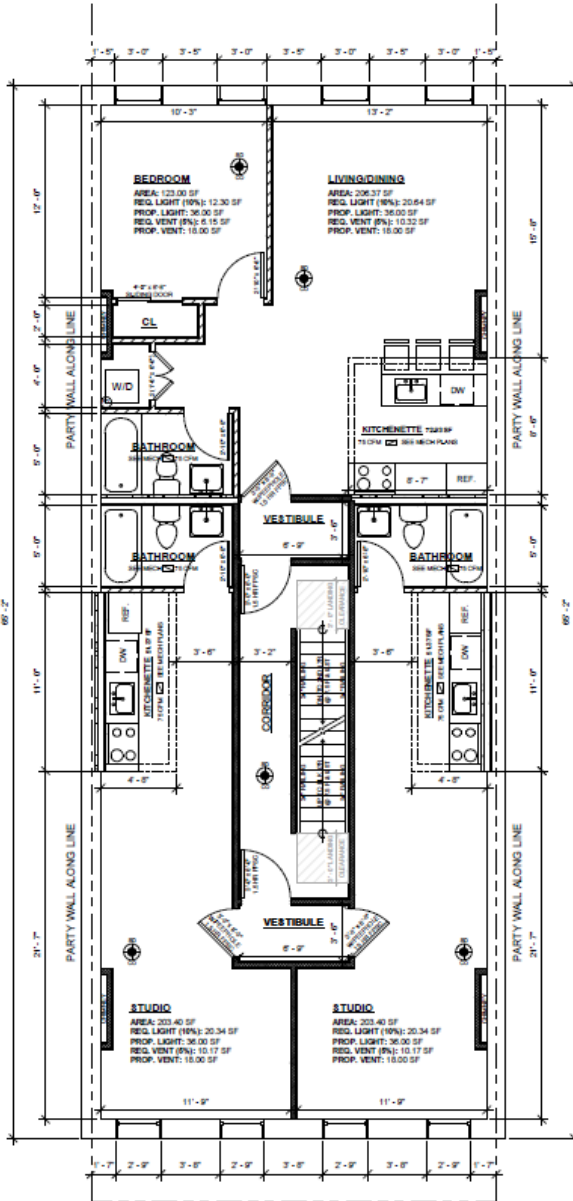
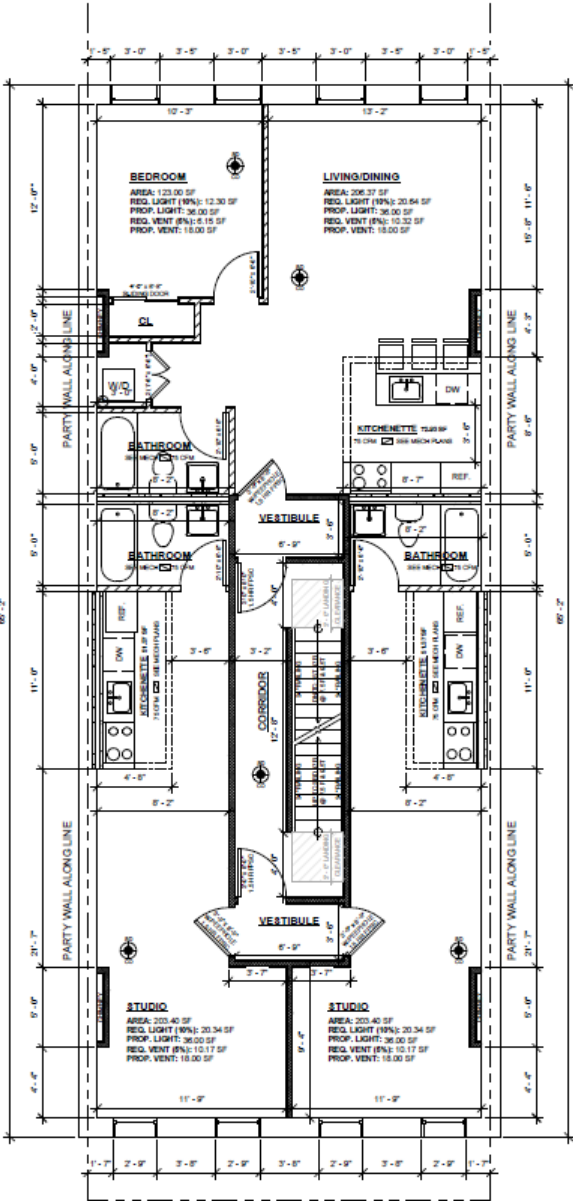


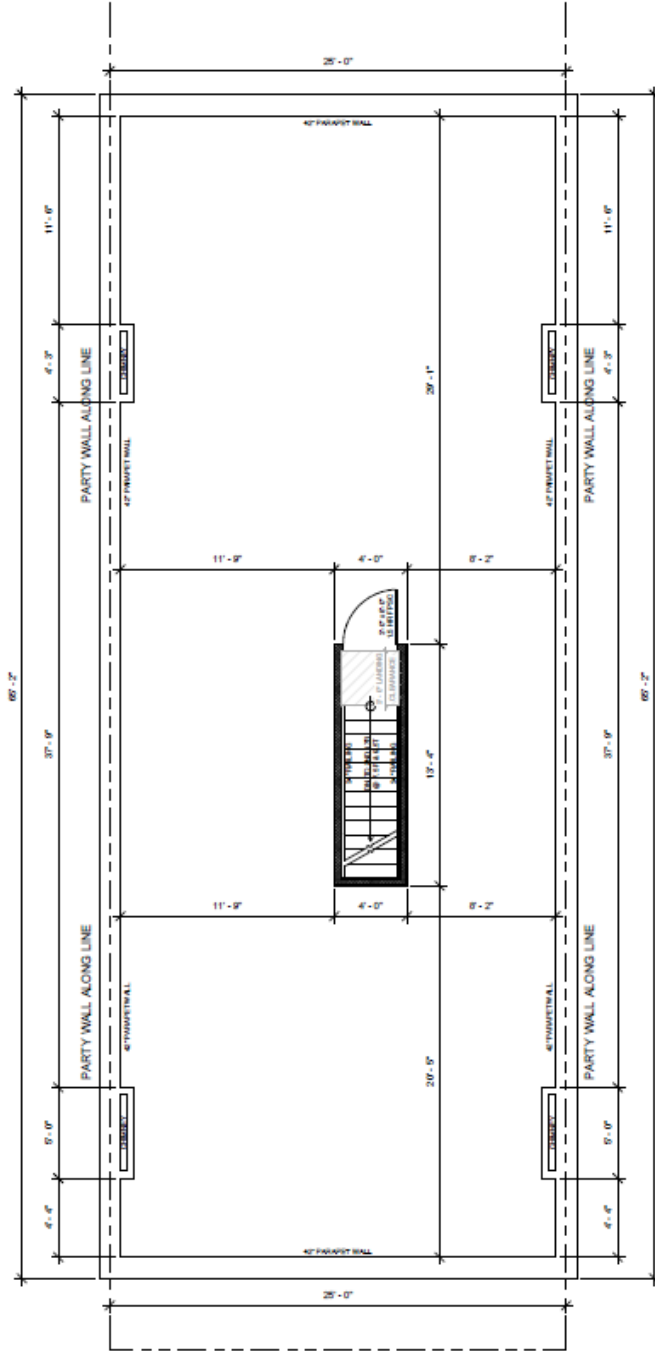


① L0 Celler
14' x 1'-0"



② L1 1ST Floor
14' x 1'-0"

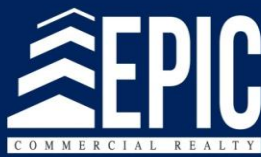




3 L4 Bulkhead
1/4" = 1'-0"



With Williamsburg becoming one of the most expensive neighborhoods in New York City, **Bushwick** has undergone a massive investment and development process over the past few years, particularly around the Jefferson and Dekalb [L] train stations. With new retail shops, restaurants and nightlife areas continuously opening up around the neighborhood, Bushwick has become one of the most desirable areas of Brooklyn.



EPIC Commercial Realty prides itself on providing quality and excellence to all our clients, specializing in investment sales in the bustling New York metropolitan area. We provide the highest level of professionalism, comprehensive and innovative real estate solutions to investors, property owners, and corporations to ensure optimum, fast, and smooth transactions.

Based in Soho, NY our clients include storefront owners, retail chains, institutional landlords and real estate developers. EPIC is dedicated to continuously developing dynamic relationships resulting in increased capital beyond the expectation of our clients. Through such principles as integrity and hard work, we strive to develop into an esteemed commercial investment resource for property owners, investors, and corporations worldwide. The measure of our successes is determined by the quality of business relationships we forge. A multi-tier approach allows every aspect of our service to manage transactions for each client with specialized attention to maintaining our focus on timing and the market place.

Collectively, EPIC professionals bring nearly 70 years of commercial real estate experience to your portfolio. Not surprisingly, such teamwork produces results beyond expectations as we consistently deliver full consultation services based on detailed research and evaluation. Our talented and accomplished professionals perform well beyond the industry standard for commercial real estate firms, producing with distinction and providing expert brokerage services.

EPIC continues to expand and share it's expertise of commercial real estate investments with valued customers throughout the Greater New York Metropolitan Area.



Shay Zach
Senior Associate Broker



Epic Commercial Realty
580 Broadway, Suite 1107
New York, NY 10012
Tel: (212) 226-9000

Shay Zach
Senior Associate Broker
(646) 278-4621
shay@epic-cr.com