

## **Alan Bernstein Realty Services**

48 Tompkins Place, Brooklyn, NY 11231

Commercial, Industrial, Investment Properties/Sales, Leasing, Management

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*1213 Atlantic Avenue, Brooklyn, NY 11216*

*Mixed Use Building for Sale*

*Asking \$740,000*

*Excellent Location on Busy Atlantic Avenue Corridor*

*Great for Owner/User or Investor*

*Wide building nicely redone inside and out, all new systems, full, usable cellar. Ready for use.*

<b>Primary address</b>	1213 Atlantic Ave
<b>Block &amp; lot</b>	01866-0037
<b>Actual land</b>	\$5,098
<b>Assessment</b>	\$19,301
<b>Tax class</b>	1
<b>Annual tax bill</b>	\$3,298
<b>Annual tax bill projected</b>	\$3,386
<b>Building SF</b>	3,501
<b>Residential SF</b>	1,750
<b>Lot SF</b>	1,667
<b>Max allowed FAR</b>	1
<b>FAR as built</b>	2.1
<b>Maximum usable floor area</b>	1,667
<b>Usable floor area</b>	3,501
<b>SF over FAR</b>	1,833
<b>Bldg dimensions</b>	33.33 ft x 35 ft
<b>Stories</b>	2
<b>Res units</b>	2
<b>Has extension</b>	No
<b>Has garage</b>	No
<b>Year built</b>	1910 (estimated)
<b>Year last altered</b>	2008

<b>Lot dimensions</b>	33.33 ft x 50 ft
<b>Corner lot</b>	No
<b>Buildings on lot</b>	1
<b>Zoning district</b>	M1-1
<b>Building class</b>	Two family Converted (From One Family) (B3)
<b>E-Designation</b>	None
<b>Historic district</b>	None
<b>Landmark</b>	None
<b>Toxic site on this property</b>	No
<b>Neighboring toxic sites</b>	No



