

# SRO BROWNSTONE • NORTH CROWN HEIGHTS



## 1237 DEAN STREET

LOCATED BETWEEN NEW YORK AND NOSTRAND AVENUE

This unusually large brownstone is located in Crown Heights North, on the border of Prospect Heights, nestled in one of Brooklyn's most desirable neighborhoods. This SRO is sold "as is" and without letter or certificate of non harassment. There are 7 apartments, 6 of which are class B apartments and one is inhabited by a squatter. The building is 4,550 SF and measures 20' x 50.' It sits on a 2,000 SF lot measuring 20' x 100.' The building is near the A and C trains and the 2, 3, and 4 trains at Nostrand Avenue. It is also close to multiple bus lines and near shops, grocery stores, restaurants, and other conveniences.

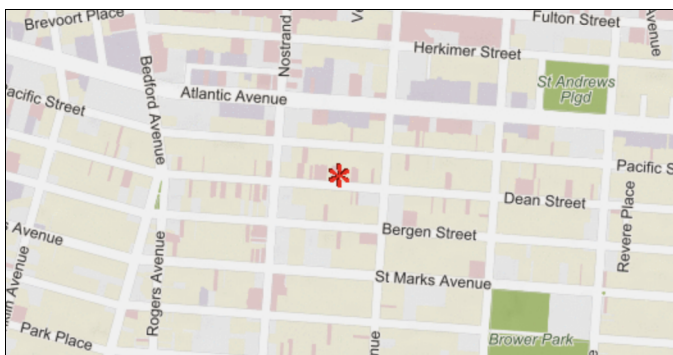
**\$1,500,000**

### LICENSED BROKER & PRINCIPAL

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BLOCK/LOT	01207-0052
LOT DIMENSION	20' x 100'
LOT SF	2,500
STORIES	4
UNITS	7
YEAR BUILT	1931
ZONING	R6
BUILDING DIMENSIONS	20' X 50'
BUILDING SF	4,550
FAR	RES - 2.43 / FAC - 4.8