

**FORECLOSURE DEAL IN WILLIAMSBURG • 80% CONSTRUCTION COMPLETED • APPROVED PLANS**



# 135 BOERUM STREET

LOCATED BETWEEN MANHATTAN AVENUE AND GRAHAM AVENUE

- Approved plans foreclosure deal
- Prime subway accessibility
- Primarily five to six family units with one store or office
- Building dimensions: 20 ft x 45 ft
- Six stories, elevator building
- Each floor: 1 BR with balcony
- Zoning districts: R6
- Subway 3 blocks away (L, M, J lines)
- Building is 80% complete; needs sign-off and some construction left
- Market value: \$5 million+
- Auction flip
- Assignment of bid

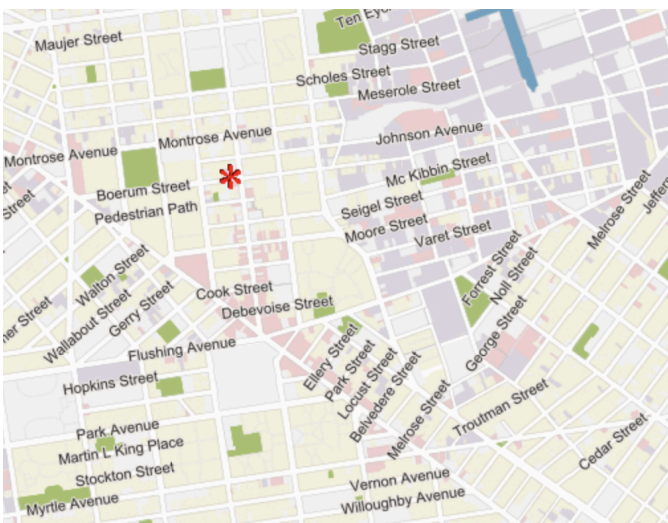
**LICENSED BROKER & PRINCIPAL**

**DANIEL BARCELOWSKY**

PHONE : 646.373.7944

E-MAIL : [DANIEL@EVRGREALTY.COM](mailto:DANIEL@EVRGREALTY.COM)

**\$1,600,000**



BLOCK/LOT	03070-0027
LOT DIMENSION	20.08' X 75'
LOT SF	1,500
STORIES	6
UNITS	6
YEAR BUILT	2017
ZONING	R6
BUILDING DIMENSIONS	20' x 46'
BUILDING SF	4,510
FAR	RES 2.43 / FAR 4.8