

LARGE 7-UNIT SRO BROWNSTONE • 4,550 (APPROX) SQUARE FEET IN PRIME CROWN HEIGHTS



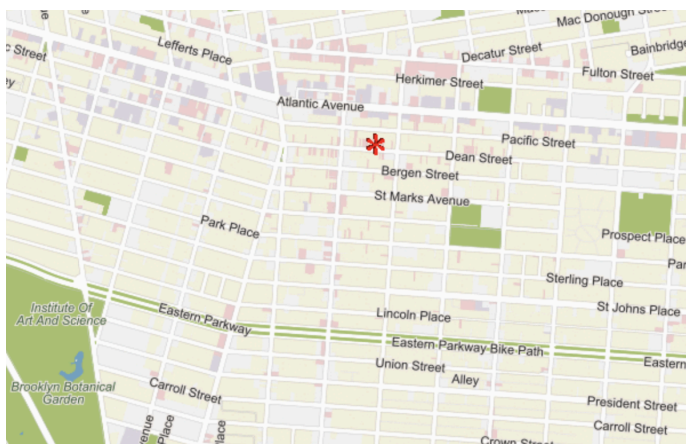
1237 DEAN STREET

LOCATED BETWEEN NEW YORK AVENUE AND NOSTRAND AVENUE

- This unusually large brownstone is located in Crown Heights North, on the border of Prospect Heights.
- This SRO (single room occupancy) 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.

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\$ 2,200,000



BLOCK/LOT	01207-0052
LOT DIMENSION	20' X 100'
LOT SF	2,000
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