

For Sale | 1246 & 1250 Nostrand Avenue | Brooklyn | NY 11225



PRICE: \$2,280,000
PPBSF: \$205.40

Investment Highlights



Summary: Two contiguous buildings in the Prospect – Lefferts Gardens neighborhood of Brooklyn. The properties combine for 40 feet wide and consist of 11,100 buildable square feet. Both properties can potentially be delivered vacant.

1246 Nostrand Avenue is a one-story building consisting of 1,840 square feet. The retail is currently occupied and paying \$ 4,620.66 a month including the two bedroom unit at 1250 Nostrand Ave. Lease expires in May 2025.

1250 Nostrand is a two-story building consisting of 2,600 square feet. The retail is currently occupied and paying \$4,153.72 a month. Lease expires in 2026. Landlord has a 30 day vacancy clause. Both tenants pay for water, common electric, and gas.

Prime Location: These properties embody a compelling investment prospect. Renowned for its historic charm, cultural vibrancy, and strategic proximity to downtown Brooklyn and Manhattan, Prospect-Lefferts Gardens stands as an attractive option for both discerning residents and savvy investors.

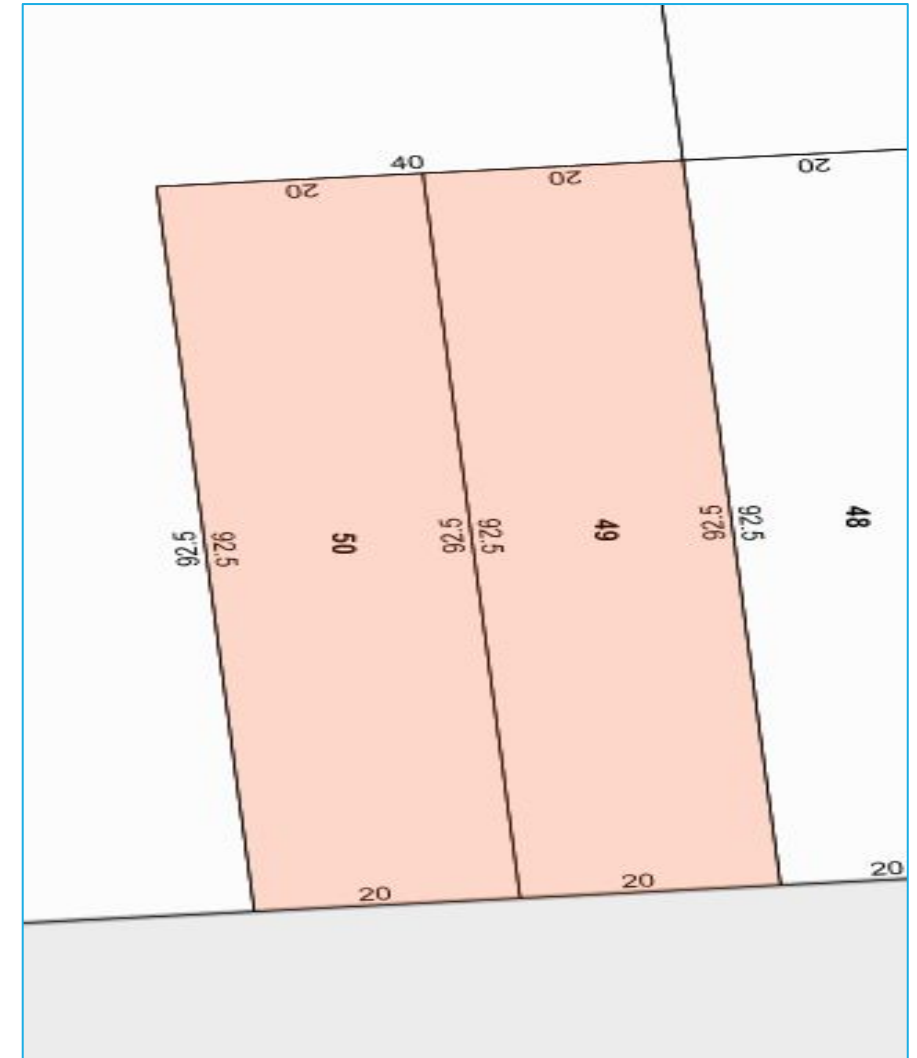
Appreciation Potential: In recent years, property values in Prospect - Lefferts Gardens have shown remarkable appreciation. Embarking on this project presents a valuable opportunity to align with the neighborhood's thriving growth and the rising demand for premium housing solutions.

Excellent Connectivity: Nestled in Prospect-Lefferts Gardens, these properties offer seamless connectivity to subway access, streamlining residents' journeys to Manhattan and various Brooklyn locales. Transportation options are nearby Winthrop Street [2,5] Train Station (within 500 feet) and Church Av [2,5] just 0.39 miles away.

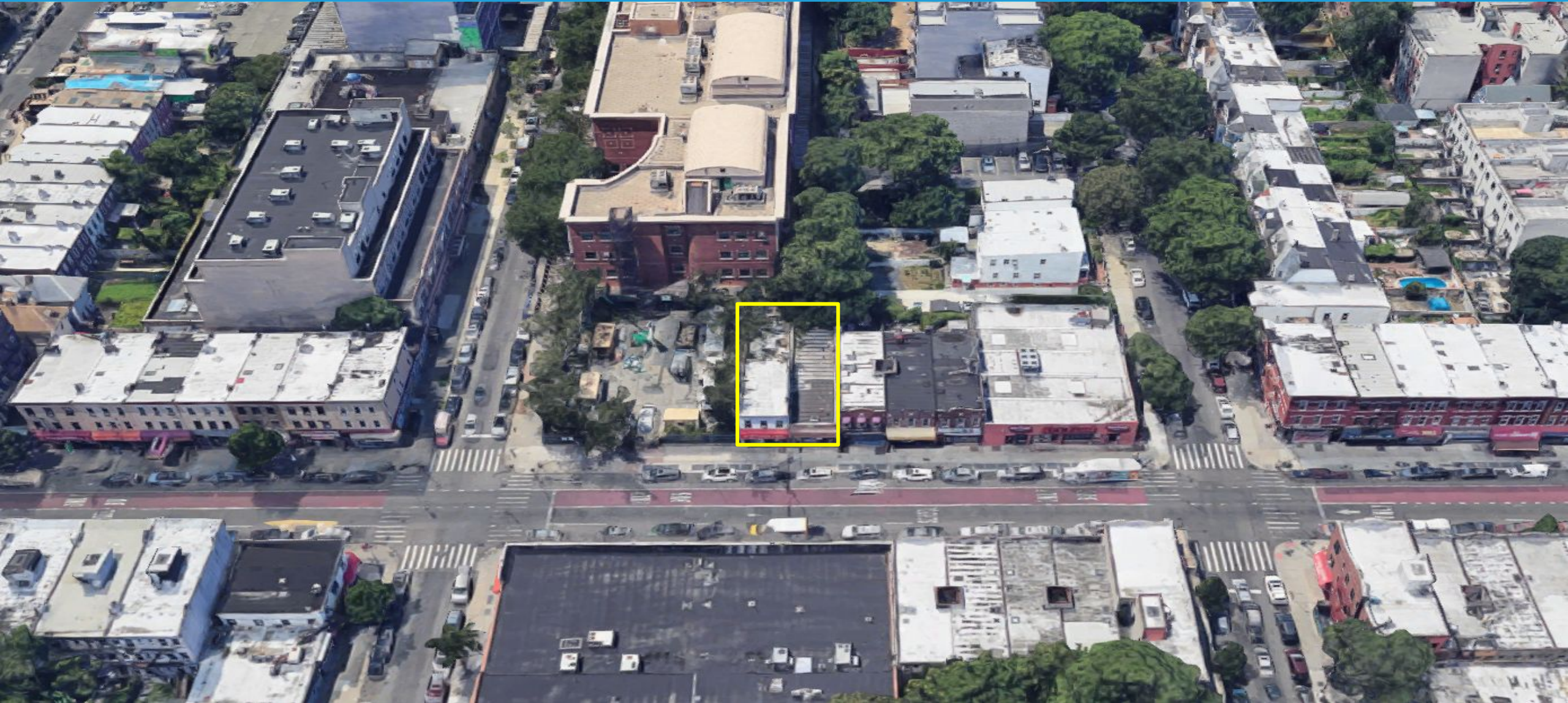
Proximity to Amenities: Residents and tenants will enjoy easy access to local amenities, including shops, restaurants, parks, and colleges. This property is conveniently located near Brooklyn College (CUNY), 1.81 miles away, and Medgar Evers College (CUNY), 0.78 miles away. Leisure activities are at the Red Hook Recreation Area (0.32 miles) and Prospect Park (0.63 miles). Some nearby shops are: Ciao Bella Coffee, Popeyes Louisiana Kitchen, McDonald's, and Life Care Pharmacy. Nearby gym is at Blink Fitness.

Property Analysis

Address	1246 Nostrand Avenue Brooklyn, NY 11225	1250 Nostrand Avenue Brooklyn, NY 11225	
Block/Lot	5050/49	5050/50	
Neighborhood	Prospect - Lefferts Gardens		
Cross Streets	Winthrop St & Parkside Ave		
Number of Units	1	1	2
Lot Size	20' x 92.5'	20' x 92.5'	40' x 92.5'
Lot SF	1,850 SF	1,850 SF	3,700 SF
Building Size	20' x 92.5'	20' x 90'	40' x 92.5'
Building SF	1,850 SF	2,600 SF	4,450 SF
Zoning	R6, C2-3	R6, C2-3	
FAR (As Built)	3.0 (1.0)	3.0 (1.41)	
Year Built	1920	1910	
Buildable	5,550 SF	5,550 SF	11,100 SF
Taxes ('23)	\$17,955	\$7,695	\$25,650
Tax Class	4	4	



Aerial View



Confidentiality Disclaimer



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Asset CRG Advisors, LLC ("AssetCRG Advisors") and should not be made available to any other person or entity without the written consent of AssetCRG Advisors. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. AssetCRG Advisors has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, AssetCRG Advisors has not verified, and will not verify, any of the information contained herein, nor has AssetCRG Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein.

**1246 & 1250
Nostrand Avenue
Brooklyn, NY 11225**



PLEASE CONTACT EXCLUSIVE ADVISORS:

Sadya Liberow

Licensed Associate Real Estate Broker

Sadya@assetcrg.com

Mobile: 646.363.6175

Natali Gil-Yusupov

Licensed Real Estate Salesperson

Natali@assetcrg.com

Mobile: 646.363.6260

Broker Cooperation is Welcome!

- Two contiguous retail buildings in the Prospect – Lefferts Gardens neighborhood of Brooklyn.
- The buildings can be potentially delivered vacant.
- 1246 Nostrand Avenue is a one-story building consisting of 1,840 square feet. The retail is currently occupied and paying \$ 4,620.66 a month including the two bedroom unit at 1250 Nostrand Ave. Lease expires in 2025.
- 1250 Nostrand is a two-story building consisting of 2,600 square feet. The retail is currently occupied and paying \$4,153.72 a month. Lease expires in 2026.
- Properties are located near Winthrop Street [2,5] Train Station.

PRICE: \$2,280,000