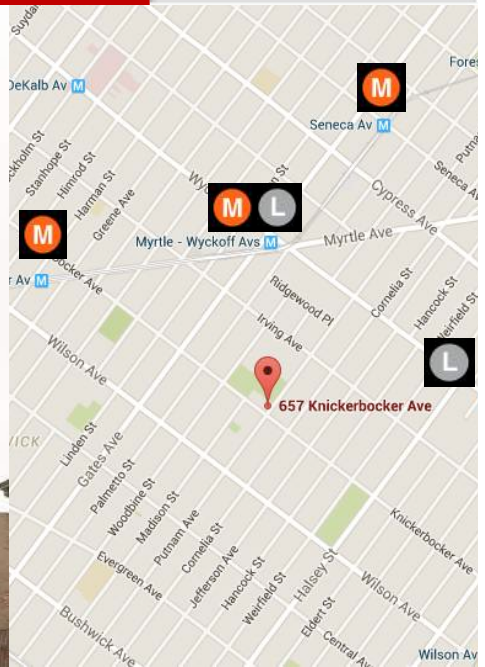


657 KNICKERBOCKER AVENUE, BROOKLYN, NY 11221

Bushwick | Multifamily Corner Building for Sale

MNS
REAL IMPACT REAL ESTATE



- Prime corner building with park located directly behind building.
- Rare large apartments with opportunity for value-add.
- Most apartments newly renovated with high-end finishes and appliances.
- Close proximity to L & M subway lines at Myrtle/Wyckoff stop.
- Major retail shopping along Myrtle Avenue.
- Rapidly changing area with lots of new bars and restaurants.

Block & Lot:	3365-0100
FAR:	2.43
Lot Dimensions:	25' x 97.42'
Lot SF:	2,435 SF
Building SF:	6,500 SF
Stories:	4 (+ Cellar)
Units:	8
Unit Mix:	(1) One-Beds (6) Two-Beds (1) Three-Beds
Parking:	3 Car Garage

Asking Price: \$2,750,000

For More Information Please Contact Our Exclusive Sales Agents

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein.

S. David Behin, Esq.
sdb@mns.com | 718.222.0211

Daniel J. Fiedler
djf@mns.com | 646.300.7226

Williamsburg 212.475.9000
102 N 6th Street, Brooklyn, NY

Williamsburg 718.222.1545
165 Bedford Avenue, Brooklyn, NY

Williamsburg 718.222.0211
40 North 6th Street, Brooklyn, NY

 mns.com