

# BANKRUPTCY SALE

856 GREENE AVENUE, BED-STUY, BROOKLYN, NY



**8,509 SF MULTIFAMILY PROPERTY**  
Beautifully Renovated 5-Story Pre-War Building  
10 Apartments | Renovated in 2018



**NORTHGATE**  
REAL ESTATE GROUP



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## PROPERTY OVERVIEW



# EXECUTIVE SUMMARY

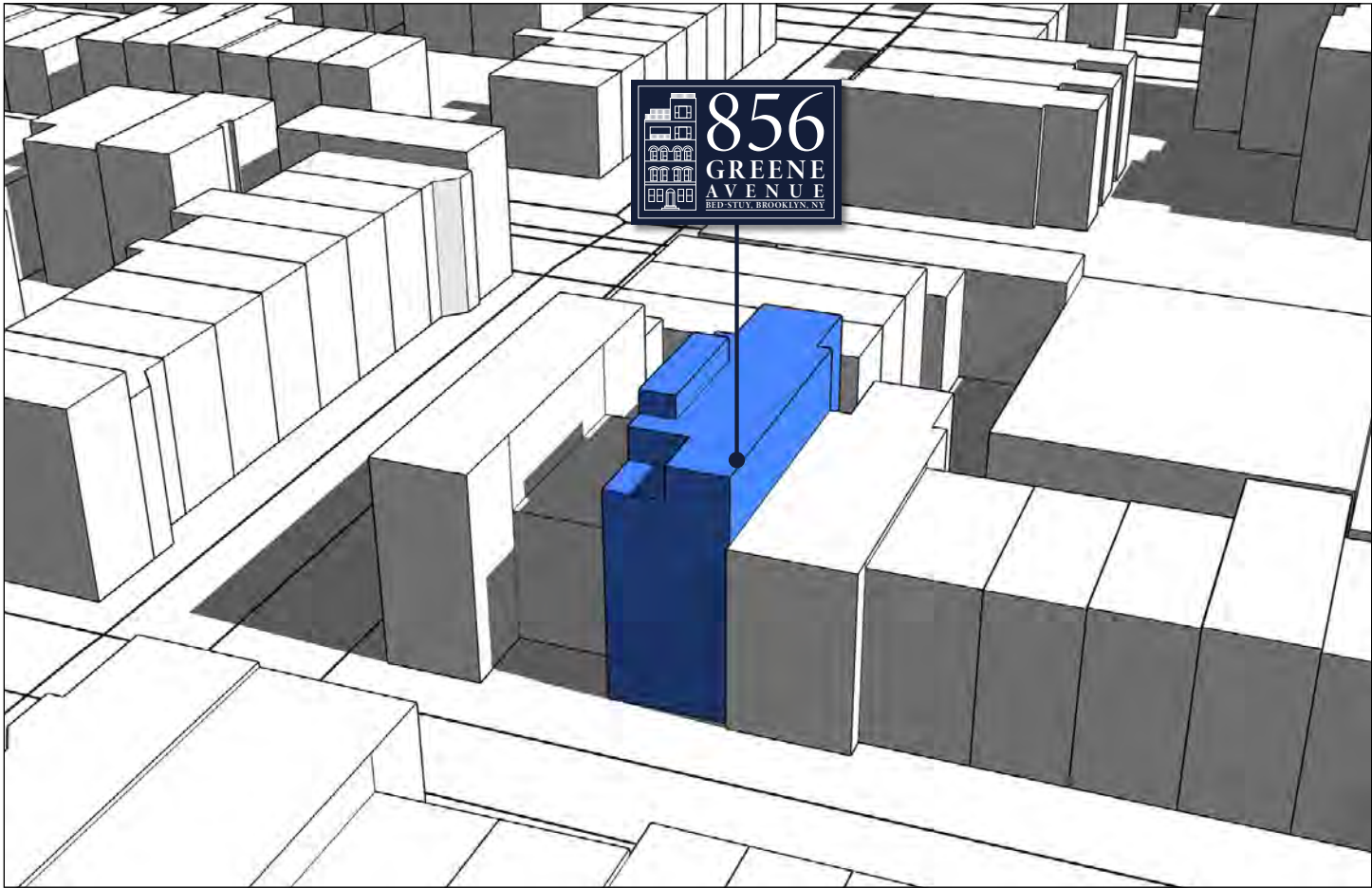
## 856 Greene Avenue, Bedford-Stuyvesant, Brooklyn

856 Greene Avenue contains 10 spacious 3 and 4-bedroom apartments which feature hardwood floors, exposed brick walls, in-unit washer/dryers, dishwashers, and a modern feel throughout. The building's mint upgrades and condo-like finishes were done with incredible attention to detail. The building's amenities include a fitness room, bike storage, common outdoor space, and rooftop access. Located between Lewis Avenue and Stuyvesant Street, 856 Greene Avenue is conveniently located 5 minutes to the JMZ Subway Station at Kosciuszko Street and 8 minutes to the A, C line at Utica Ave. Originally built in 1931, the property underwent extensive renovations in 2018 with the addition of the 4th and 5th floors.





# PROPERTY DETAILS



## PROPERTY SNAPSHOT

- 5-Story multifamily building in Bedford-Stuyvesant
- Building features 10 free market 3- and 4-bedroom residential units
- 8,509 square feet
- Building amenities include laundry room, fitness center, bicycle storage and 24 hour access
- 5 Blocks from the Kosciuszko Street J Subway Station

## PROPERTY DETAILS

<b>Address</b>	856 Greene Avenue, Brooklyn, NY 11221
<b>Neighborhood</b>	Bedford Stuyvesant
<b>Block</b>	1620
<b>Lot</b>	43
<b>Zoning</b>	R6A
<b>Gross Lot SF</b>	2,600 sq ft
<b>Lot Dimensions</b>	26 ft x 100 ft
<b>Year Built / Renovated</b>	1931 / 2018
<b>Number of Buildings</b>	1
<b>Number of Stories</b>	5
<b>Gross Building SF</b>	8,509 sq ft
<b>Building Dimensions</b>	26 ft x 60 ft
<b>Units</b>	10
<b>Average Unit Size:</b>	851 sq ft

## TAX MAP



## ZONING MAP



**Auction Date: TBD**  
**Bid Deadline: TBD**

Subject To Bankruptcy Court Approval



PROPERTY PHOTOS



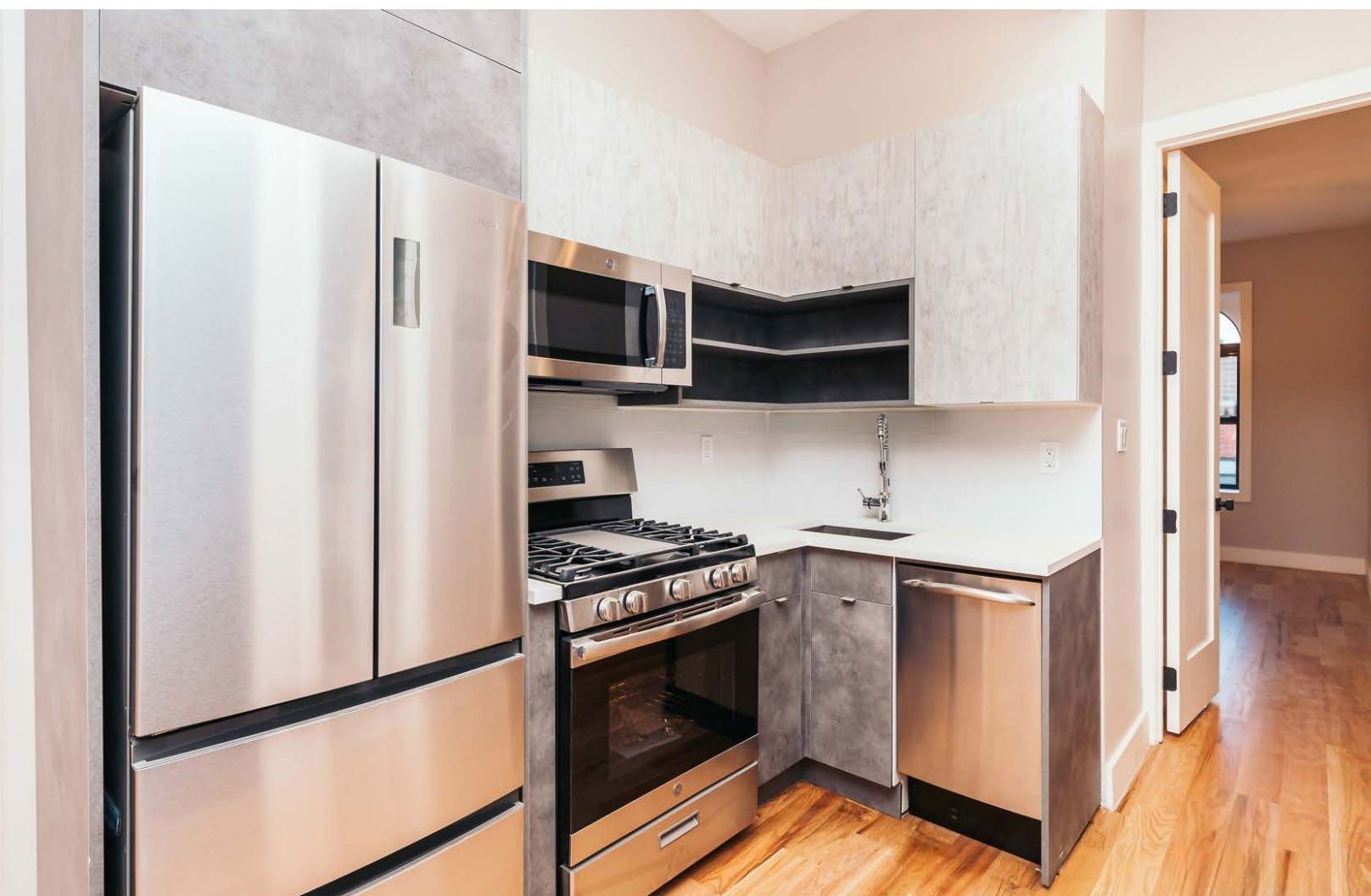








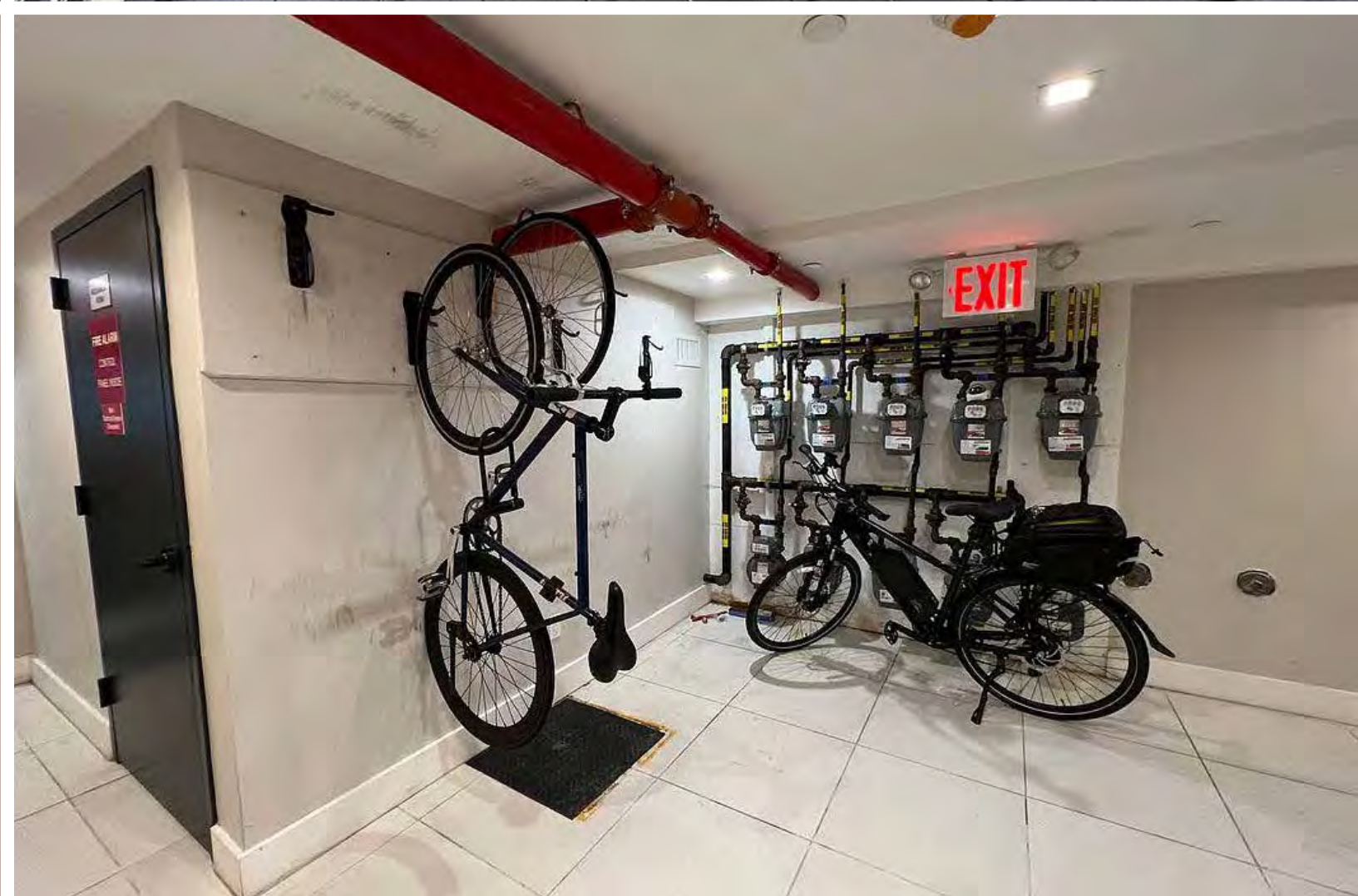
















## AREA OVERVIEW



## AREA PROFILE

Bedford-Stuyvesant, often shortened to Bed-Stuy, sits in north central Brooklyn, touting plenty of classic brownstones along tree-lined streets. Bed-Stuy is revered for its historic architecture, containing one of the highest concentrations of Victorian properties in all of New York City.

Residents enjoy a strong sense of community in Bed-Stuy along with an array of diverse eateries, cafes, and bodegas. Herbert Von King Park lies at the center of the neighborhood, exuding a lively town-square atmosphere with an outdoor amphitheater, Cultural Arts Center, and athletic facilities. Convenience to public transportation and I-278 makes commuting and traveling from Bed-Stuy a breeze.

## IN THE NEIGHBORHOOD

### Food & Drinks:

- Cafe Erzulie
- Concrete
- Bunton's World Famous
- Mama Fox
- Brooklyn Beso

## NEED TO KNOW

### Commuting Times:

- 15 minute drive to Atlantic Terminal
- 20 minute drive to Downtown Brooklyn
- 30 minute drive to JFK International Airport
- 30 minute subway ride to Wall Street
- 40 minute drive to Grand Central



## FOOD & DRINKS

1. Cafe Erzulie
2. Concrete
3. Starbucks
4. OStudio Wine Bar
5. La Lupe Cantina
6. Leaf
7. Above Ground
8. Little Mo
9. Paragon Bar
10. Buntopia
11. Bunton's World Famous
12. 2 Chix
13. Brooklyn Whiskers
14. Santa Panza
15. BK Bagels
16. Bonjour Brooklyn Bakery
17. The Buren
18. Mama Fox
19. Brooklyn Tea
20. Peaches
21. Brooklyn Beso
22. Botani Cafe

## GROCERIES

23. Sprout Market
24. Premier Fresh Market
25. Garden Basket Market

## RETAIL

26. Planet Fitness
27. Walgreens
28. Snipes
29. Terrart
30. Rebel Rouser
31. BK Fit Studios

## PARKS

32. Jesse Owens Park
33. Herbert Von King Park
34. Fulton Park
35. Kosciuszko Park
36. Saratoga Park





DELI & GROCERY

Greenwich Pharmacy





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