

854

HANCOCK STREET

BROOKLYN, NY 11233

SALE PRICE

\$1,950,000

SALE METRICS

6,470

Approx SF

4 Apts

of Units

0.41%

Current Cap Rate

90.28x

Current GRM

\$301

Price/SF

\$487,500

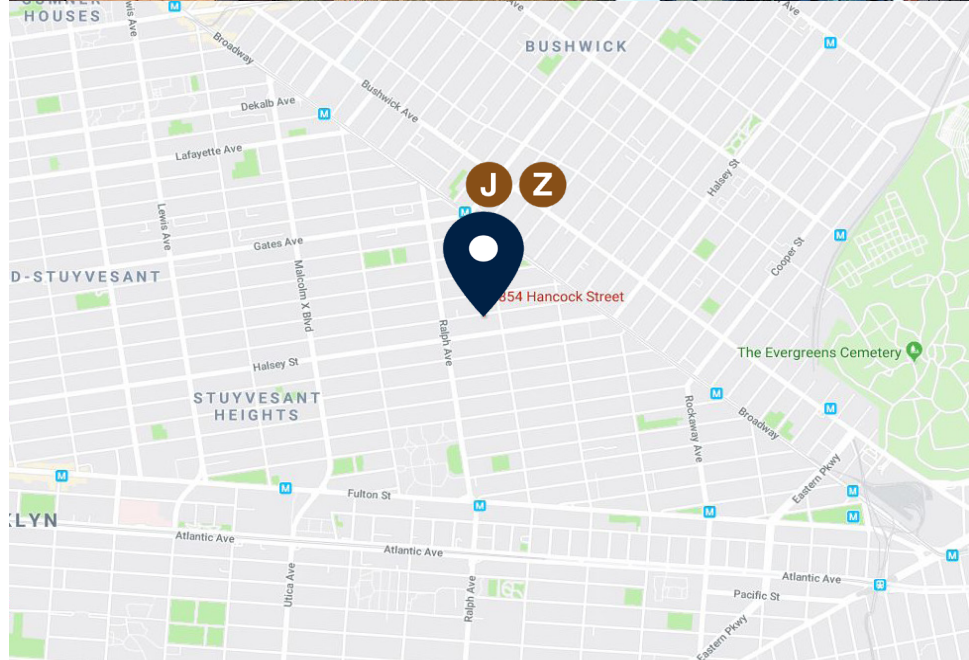
Price/Unit

PROPERTY DESCRIPTION

Bestreich Realty Group (BRG) is pleased to announce the sale of 854 Hancock Street located between Ralph and Howard Avenue, in the Bed-Stuy section of Brooklyn. The property features 3 four-bedroom, two-bathroom units and 1 three-bedroom, one bathroom unit. The bottom four-bedroom unit is duplexed and the bottom three-bedroom unit has duplex potential. Tenants pay for their own utilities. The property is built 27.83 ft x 85 ft with air/light shafts and offers approximately 6,470 square feet. It sits on a 27.83 ft x 100 ft lot and is zoned R6B.

The property is located near the J and Z Subway lines, offering quick and easy access to Manhattan. It is also near many parks and playgrounds. 854 Hancock Street benefits from its proximity to all the amenities of new bars, restaurants, cafes, and artisan shops that Bed-Stuy offers. The subject offering provides a new owner with the opportunity to acquire a well-maintained building in a rapidly growing and sought-after neighborhood.

CLOSED



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