

201

MARION STREET

BROOKLYN, NY 11233

SALE PRICE

\$2,625,000

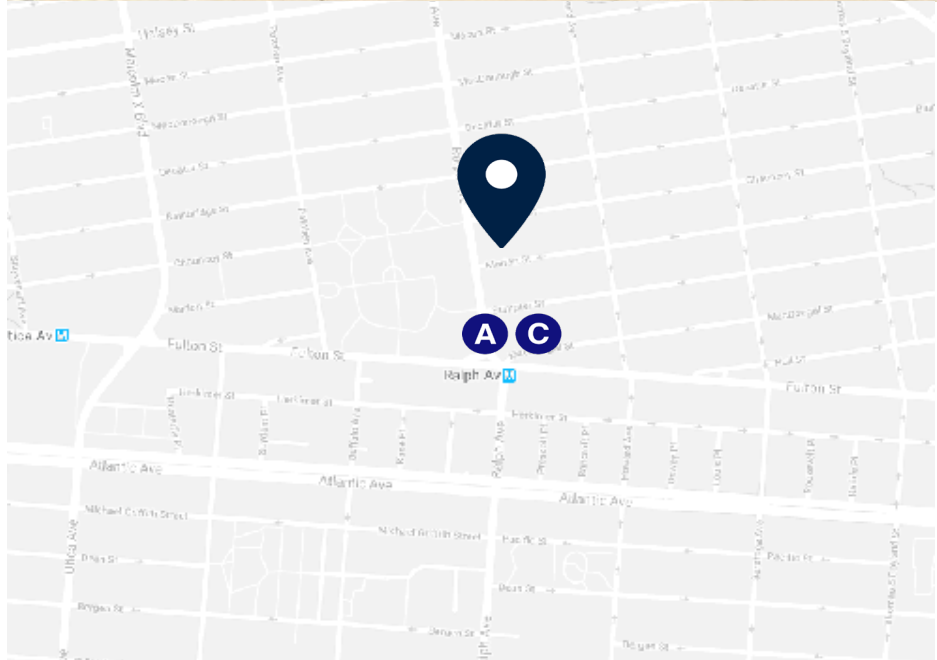
SALE METRICS

4,125	6
Approx SF	# of Units
5.99%	13.67x
Current Cap Rate	Current GRM
\$636	\$437,500
Price/SF	Price/Unit

PROPERTY DESCRIPTION

Bestreich Realty Group (BRG) is pleased to announce the sale of 201 Marion Street (Block: 01513, Lot: 0062), located between Ralph and Howard Avenue, in the Bedford-Stuyvesant section of Brooklyn. The property is built 25 ft x 55 ft, offering approximately 4,125 square feet. It sits on a 25 ft x 100 ft lot and is zoned R6B, C2-4. It features 2 three-bedroom one-bathroom units, 3 three-bedroom one and a half bathroom units, and 1 four-bedroom one and a half bath unit. All 6 units have been renovated.

The property is two blocks from the A and C subway lines offering quick and easy access to Manhattan. It is also two blocks from an array of strong retail along Fulton Street and is within waling distance to a variety of bars, restaurants, cafes, and artisan shops in the immediate area. The subject offering provides a new owner with the opportunity to acquire a recently renovated building in a rapidly growing and sought-after neighborhood.



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