

## 421 Hart Street, Brooklyn, NY 11221

- ❑ Stalled conversion opportunity in the Bedford-Stuyvesant neighborhood of Brooklyn.
- ❑ Property has approved plans for a nine-unit elevator condo building.
- ❑ Property is located near Franklin Avenue [M,J,Z] Train Station.

**ASKING PRICE:**

**\$1,999,000**

**PRICE PER BUILDABLE  
SQUARE FOOT: \$250**



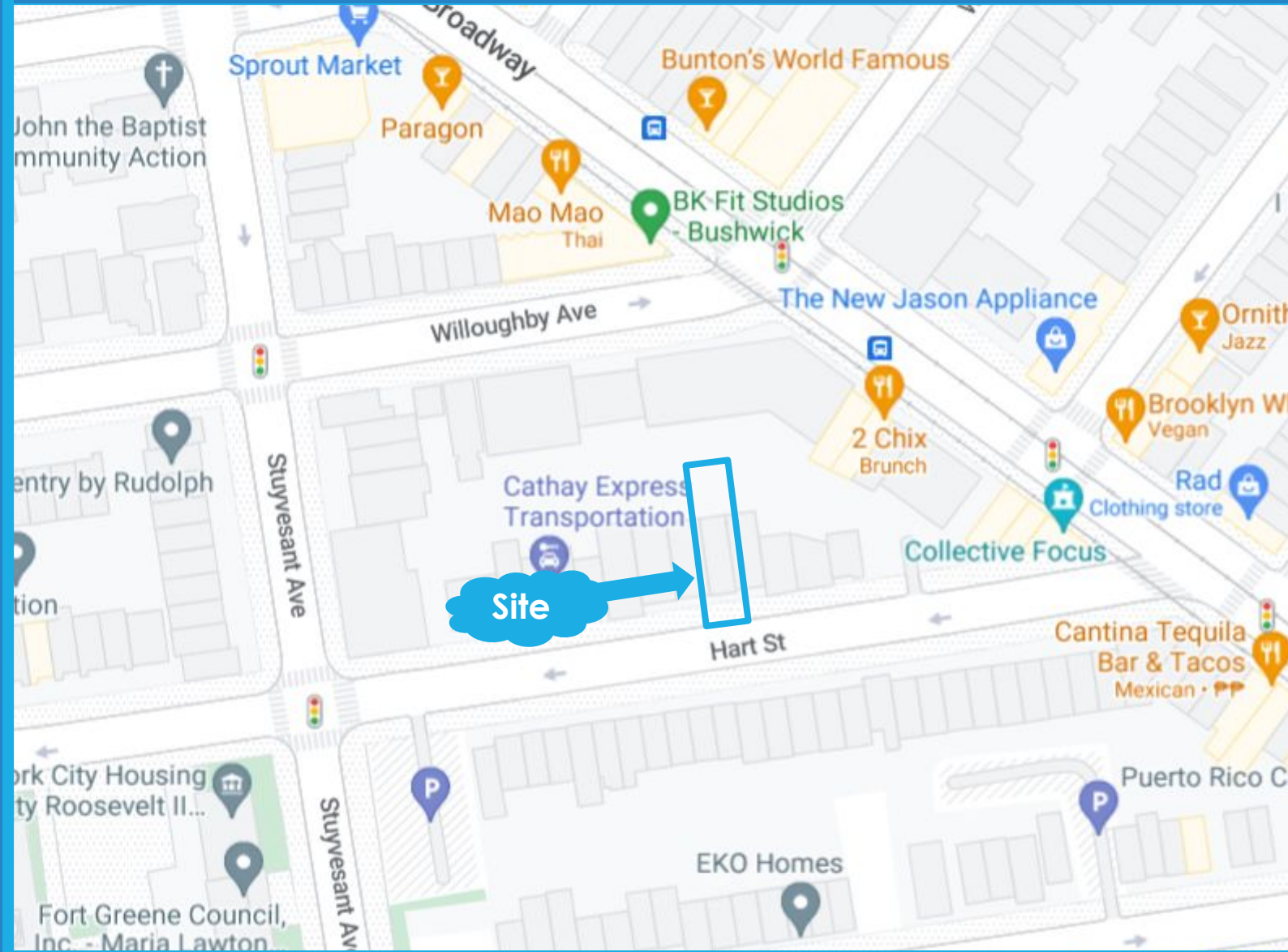
# Investment Highlights

Asset CRG Advisors, LLC has been exclusively retained to market 421 Hart Street, a stalled conversion opportunity for sale in the Bedford-Stuyvesant neighborhood of Brooklyn.

The property is situated on a 2,000 square foot lot and is comprised of 2,160 built square feet. Property has approved plans for a nine-unit elevator condo building. The property is located between Broadway & Stuyvesant Avenue.

The property is well positioned with **great access to public transportation**, located near Franklin Avenue [M,J,Z] train station. The property is also located near multiple [B46], [B47] bus stations.

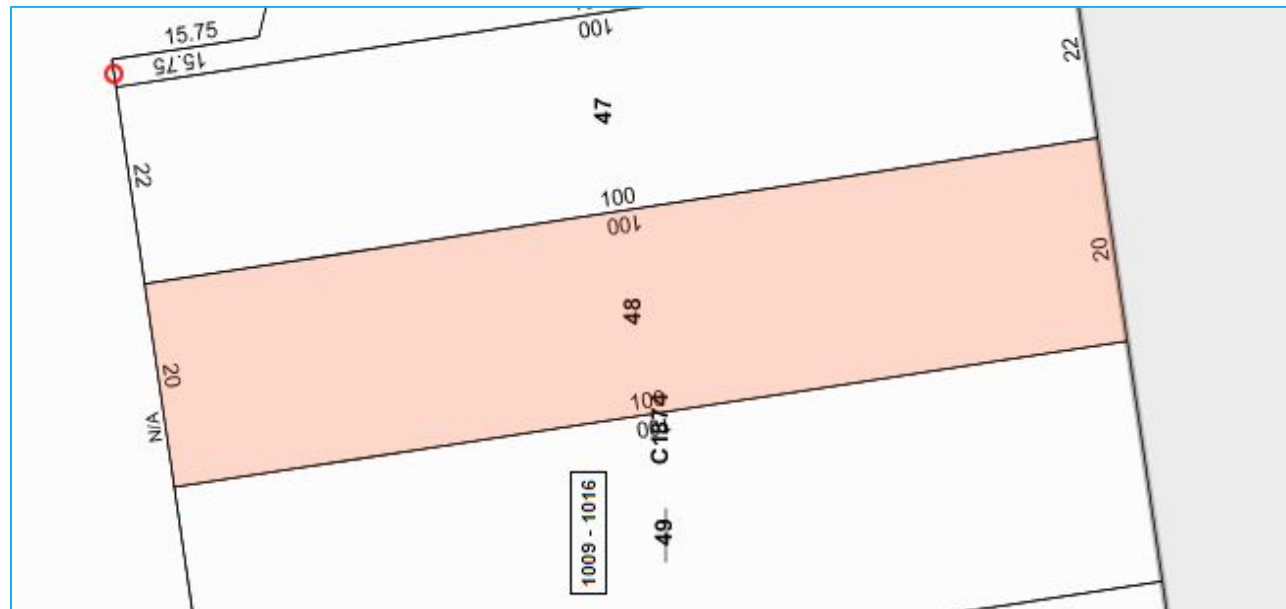
Ownership has set the **asking price at \$1,999,000.**

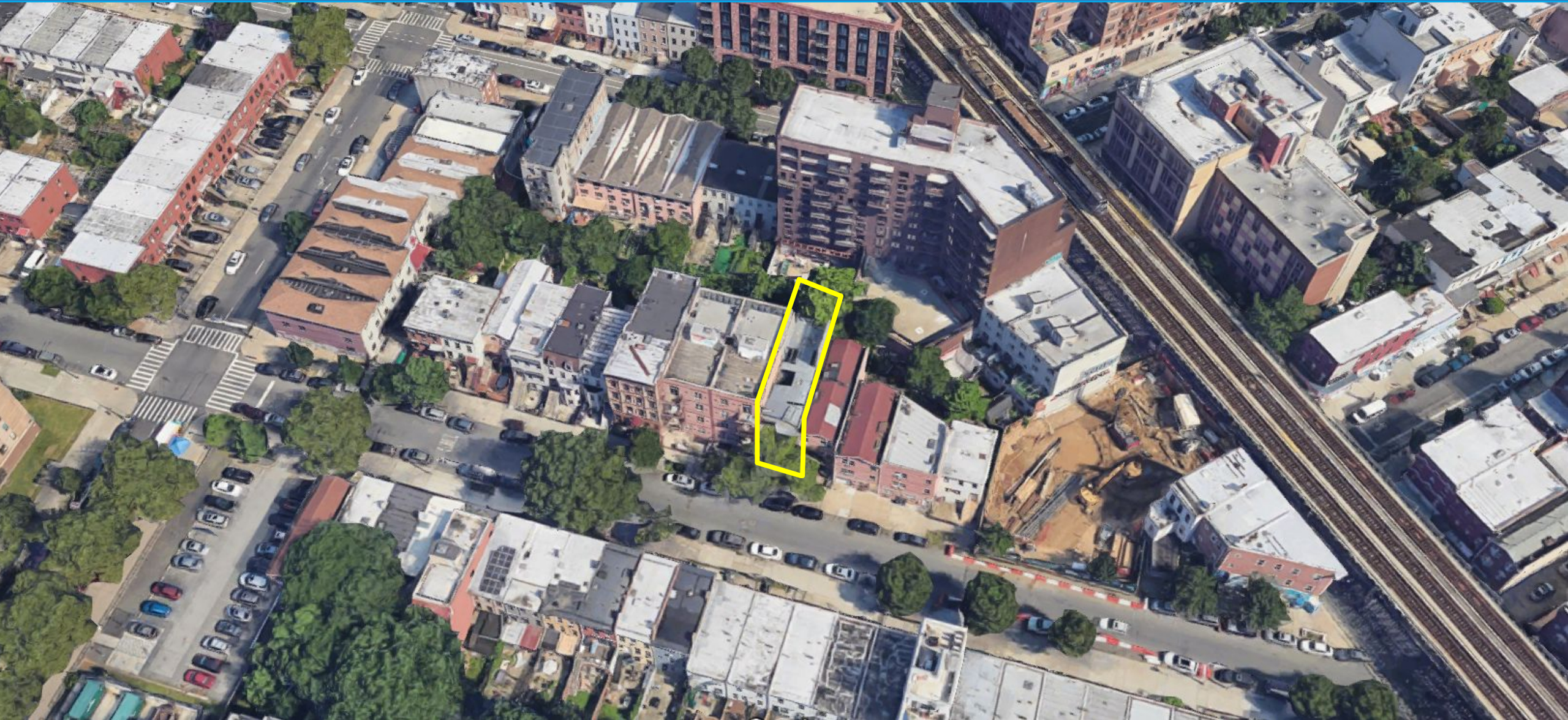


Building Analysis	
Address	421 Hart Street Brooklyn, NY 11221
Block/Lot	1593/48
Neighborhood	Bedford-Stuyvesant
Cross Streets	Broadway & Stuyvesant Avenue
Asset Type	Development
Number of Units	2
Lot Size	20' x 100'
Lot SF	2,000 SF
Building Size	20' x 36'
Building SF	2,160 SF
Number of Stories	2
Zoning	C4-4L
FAR (As Built)	4 (1.08)
Buildable	8,000 SF
Year Built (Renovated)	1899 (2015)
Taxes ('23)	\$2,299
Tax Class	1

# Highlights & Tax Map

- Project is 30% completed which includes demo, excavation, structural joists & more.
- Approximately \$1,200,000 to complete.
- Net residential square feet: 5,183.
- Condo sellout projected at \$1,000 per sq. ft.
- Plans call for a five-story penthouse residential condominium building.
- The building will feature one studio duplex unit on the garden and basement level; one 2-bedroom duplex unit and one 1-bedroom unit on the first, third, and fifth floors, and one 1-bedroom unit on the second and fourth floors.





# Retail Map



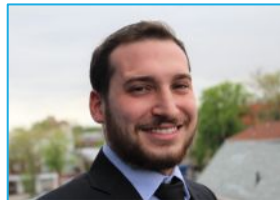
421 Hart Street  
Brooklyn, NY 11221

Presented by Asset CRG Advisors, LLC  
A Full Service Commercial Real Estate Company

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**PLEASE CONTACT EXCLUSIVE ADVISOR:**



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**Broker Cooperation is Welcome!**



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