

# 157 Rogers Avenue Brooklyn, NY 11216

- ❑ Vacant two-story multi-family building in the Crown Heights neighborhood of Brooklyn.
- ❑ The property is situated on a 2,025 square foot lot and is comprised of 2,880 built square feet.
- ❑ There is an easement for a shared driveway and access to back units.
- ❑ Current structure can accommodate a 2-3 car garage.
- ❑ Property has proposed plans for a 2 or 3 family building.
- ❑ Plans are available upon request.
- ❑ Property can potentially be delivered with approved plans.
- ❑ The property is located near Franklin Avenue [2,3,4,5] and Nostrand Avenue Subway stations.

**ASKING PRICE:**

**\$1,299,000**

**PRICE PER SQUARE FOOT:**

**\$451.04**

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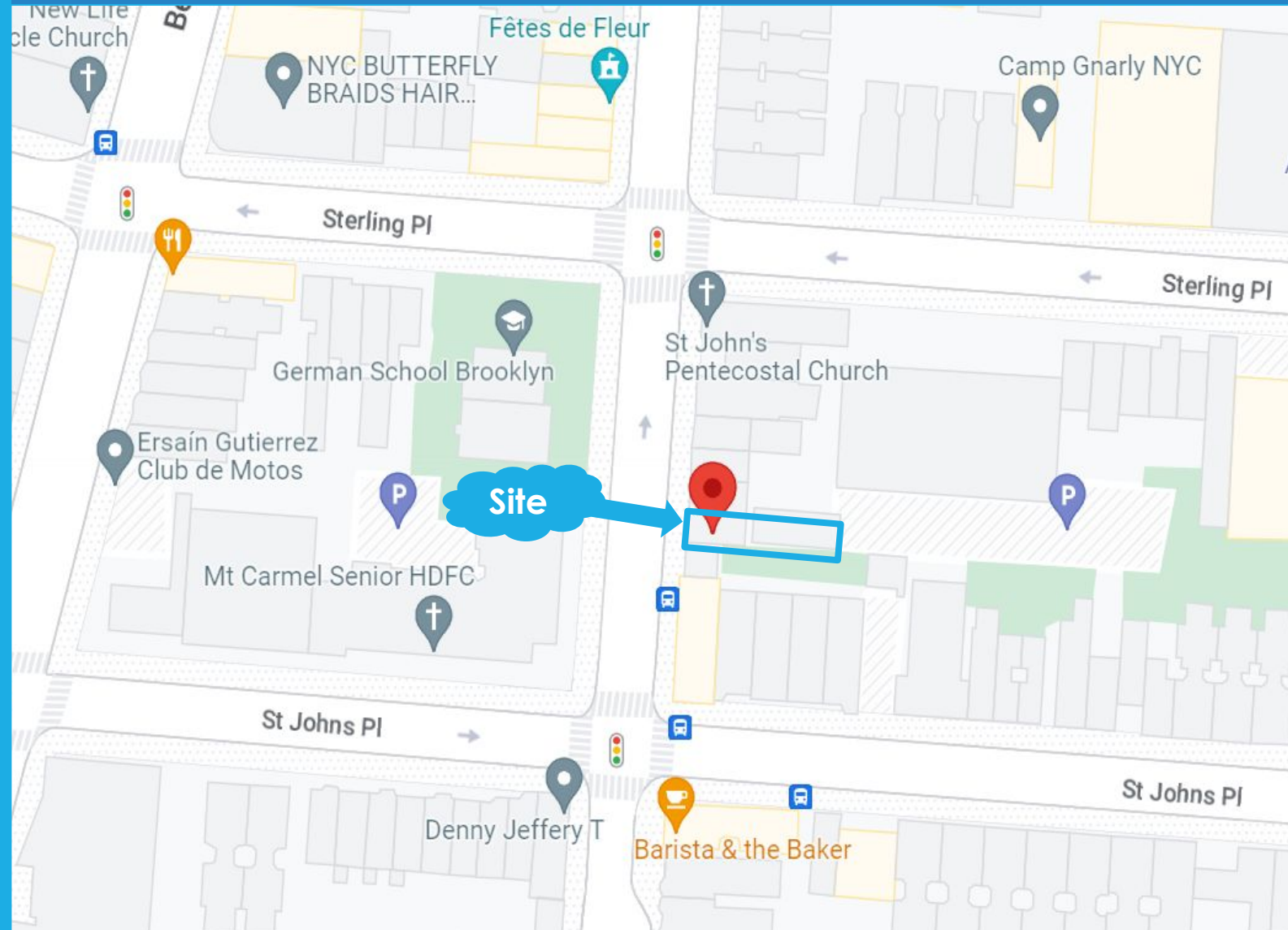
# Investment Highlights

Asset CRG Advisors, LLC has been exclusively retained to market 157 Rogers Avenue, a multi-family building for sale in the Crown Heights neighborhood of Brooklyn.

The property is situated on a 2,025 square foot lot and is comprised of 2,880 built square feet. Property is built two stories & consists of 2 residential units and a multiple car garage. There are two sets of proposed plans. Either for a two-family consisting of a duplex with four bedrooms and an additional two-bedroom apartment. The three family plans consist of a 2-bedroom duplex apartment, a 3-bedroom duplex apartment, and a 2-bedroom apartment. The property is located between Sterling Place & St Johns Place.

The property is well positioned with **great access to public transportation**, located Franklin Avenue [2,3,4,5] Subway Station. The property is also located near Nostrand Avenue [2,3,4] Subway Station.

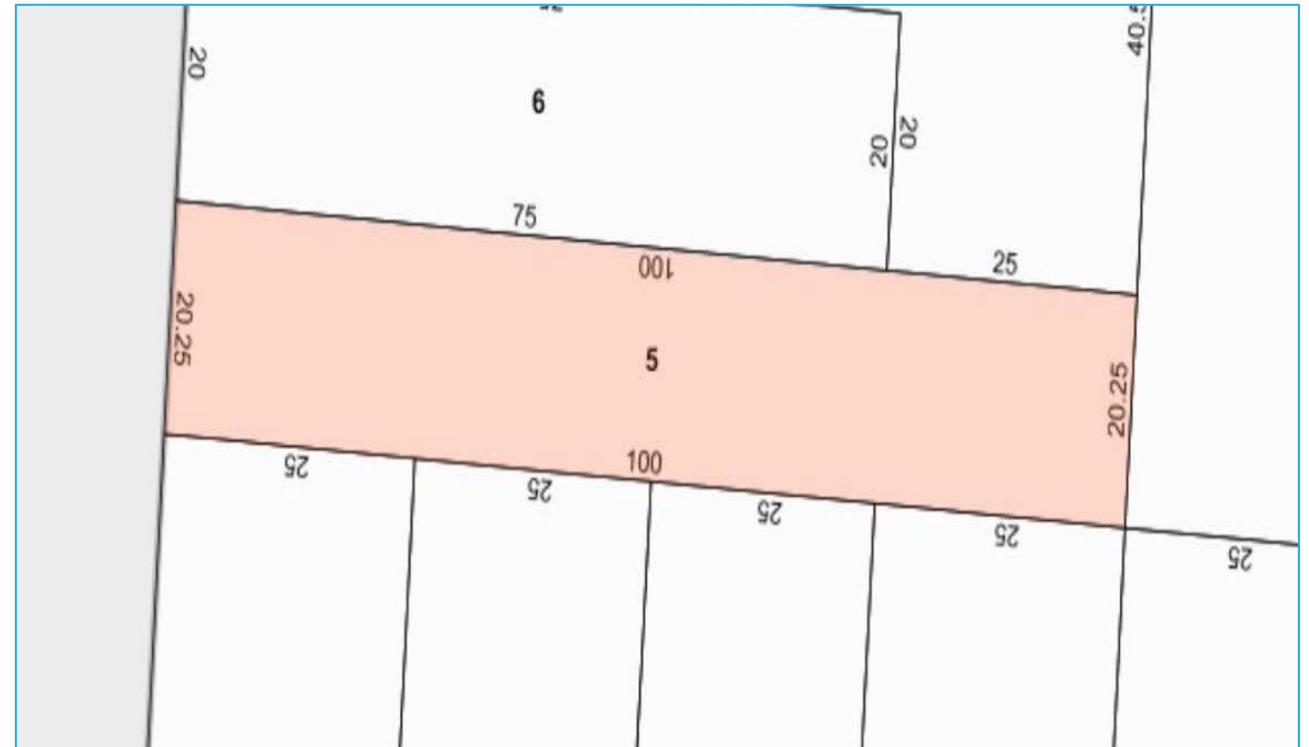
Ownership has set the **asking price at \$1,299,000.**



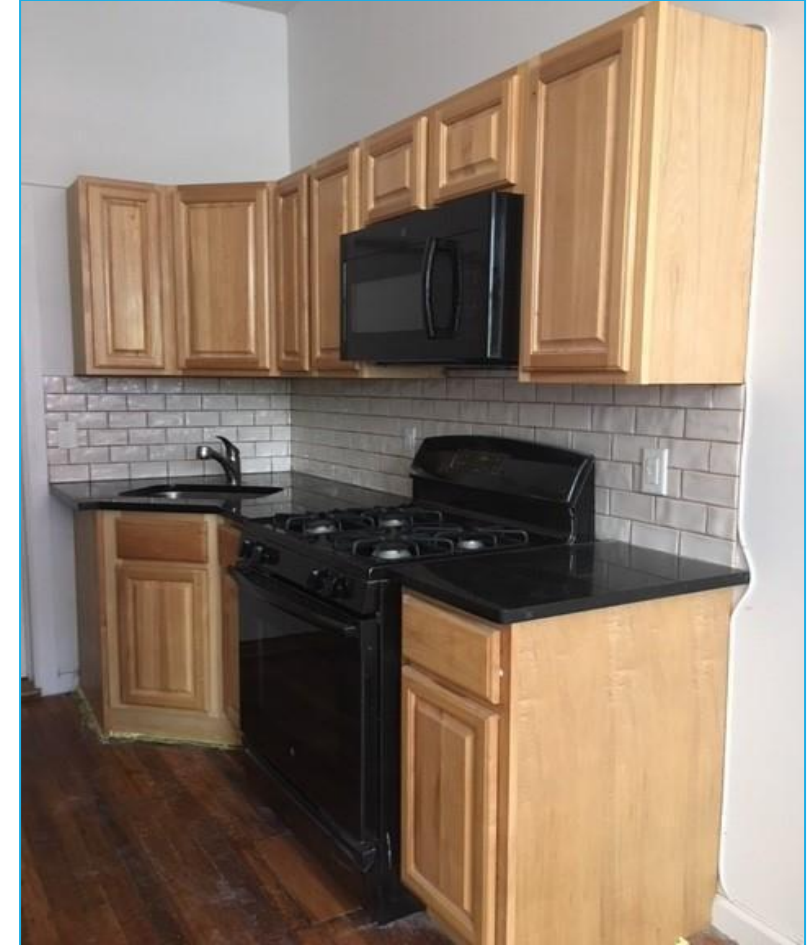
# Financial Overview & Tax Map

## Building Analysis

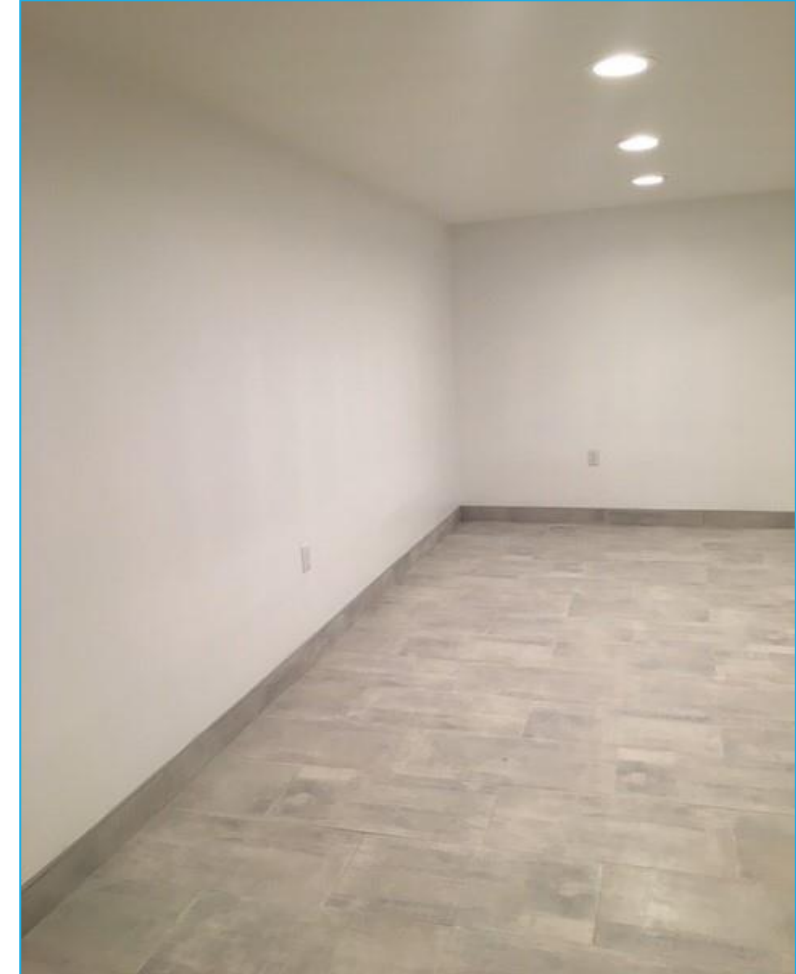
Address	157 Rogers Avenue Brooklyn, NY 11216
Block/Lot	1247/5
Neighborhood	Crown Heights
Cross Streets	Sterling Place & St Johns Place
Asset Type	Multi-Family
Number of Units	3
Lot Size	20.25' x 100'
Lot SF	2,025 SF
Building Size (1 <sup>st</sup> floor)	20' x 65'
Building Size (2 <sup>nd</sup> floor)	20' x 40'
Building SF	2,880 SF
Number of Stories	2
Zoning	R6B
FAR (As Built)	2 (0.79)
Buildable	4,050 SF
Year Built	1920
Taxes ('23)	\$4,012
Tax Class	1



# Property Photos

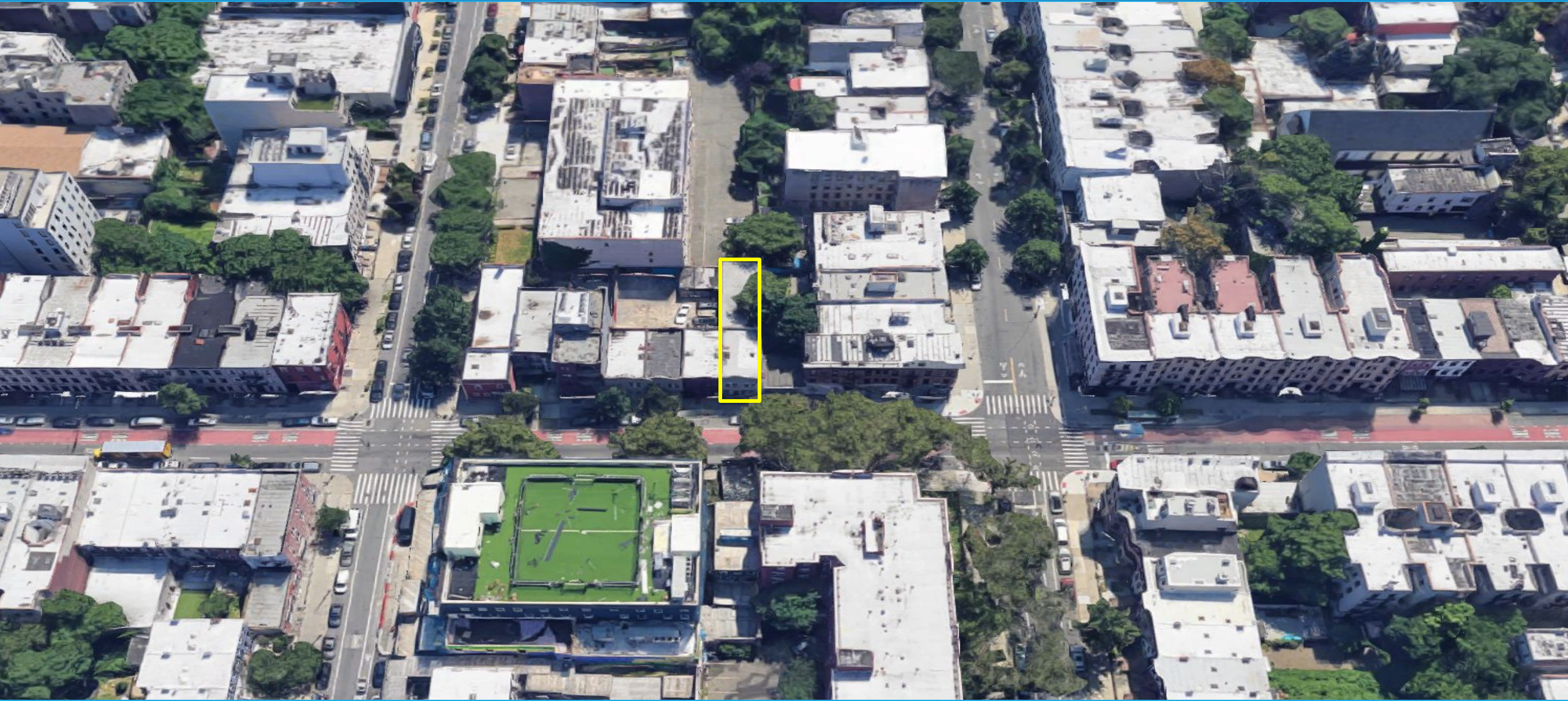


# Property Photos

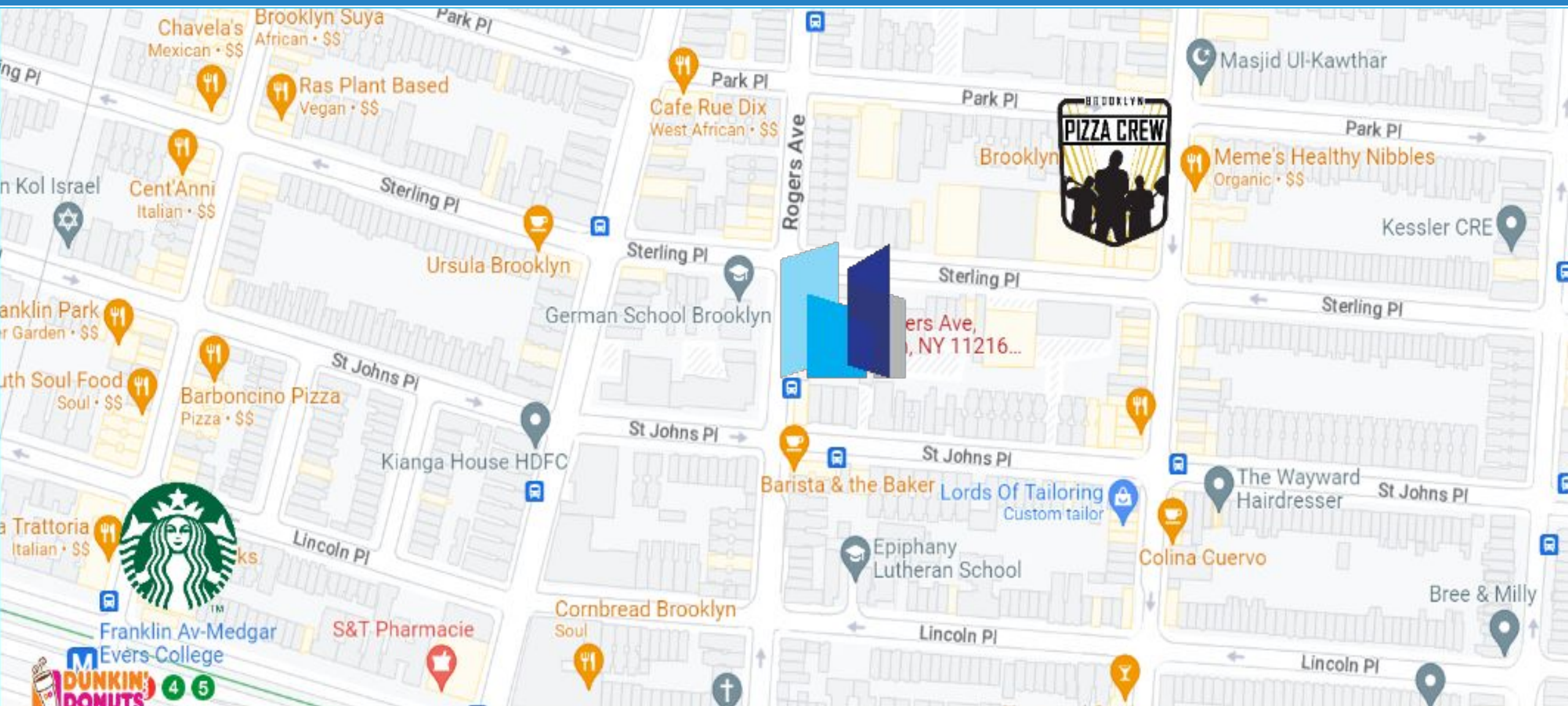




# Aerial View



# Map



157 Rogers Avenue  
Brooklyn, NY 11216, USA

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



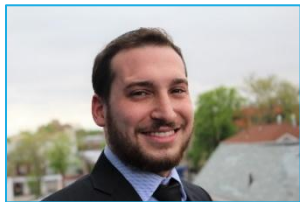
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**ASSET**  
CRG ADVISORS

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**Broker Cooperation is Welcome!**