

# FOR SALE



# Kalmon Dolgin

AFFILIATES INC.



## 117 Berry Street Brooklyn, NY 11249

117 Berry Street is a two-family residential building with a restaurant/retail space located on the ground floor. This three story building is 3,187 SF with bonus basement measuring at 1,062 SF and is being offered for sale.

### Building Features

- Three Story Building 3,187 SF
- Bonus Basement: 1,062 SF
- Building Dimensions 25 x 40
- Lot 25 x 100
- Building Built in 1910
- Property Taxes: \$7,556
- Zoning R6B
- Close to L & G trains

### Building Areas

- Current Buildable: 3,175 SF
- Additional Buildable: 1,825 SF
- Max Buildable: 5,000 SF

### Building FAR

- Resident FAR 2
- Facility FAR 2
- Current FAR 1.27

**Sale Price:**  
**\$6,000,000**

## FOR MORE INFORMATION PLEASE CONTACT

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