

# 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



**FOR MORE INFORMATION PLEASE CONTACT**

**NEIL DOLGIN**

**LICENSED REAL ESTATE BROKER**

**718-388-2331 (Office)**

**NEIL@KALMONDOLGIN.COM**

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

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**117 Berry Street**  
**Brooklyn, NY 11249**

## 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



## Nearby Transit

- Trains: Bedford Ave L
- Bus Lines: B62, B32

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