

3-Unit Free Market Mixed Use Building BANKRUPTCY AUCTION



Property Information

Address	1738 Nostrand Avenue
Block / Lot	5173 / 34
Stories	3
Building Size (Approx.)	4,000 SF
Lot Dimensions	20' x 100'
Number of Units	2 Residential / 1 Retail
Zoning	R6, C1-3
FAR	2.43
Tax Class	1
Assessment (25/26)	\$37,860
RE Taxes (25/26)	\$7,604

B6 Real Estate Advisors LLC & Keen-Summit Capital Partners LLC are retained on a co-exclusive basis to sell, at a Bankruptcy Auction, 1738 Nostrand Avenue (the "Property"). The Property is a three-story mixed-use walk up building in the East Flatbush neighborhood in Brooklyn. 1738 Nostrand Avenue consists of 2 free market residential units and 1 ground floor retail unit.

Investment Highlights

- 2 Free Market Residential Units + 1 Retail Unit.
- Protected Tax Class 1.
- 1 Block away from 2 and 5 Subway Train.

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