



# Fully Vacant New Construction Two Building Package

COMMERCIAL REAL ESTATE 31 Roosevelt Pl & 32 Radde Pl Brooklyn, NY

**For Sale: \$3,199,999**



**Ryan Lewis**  
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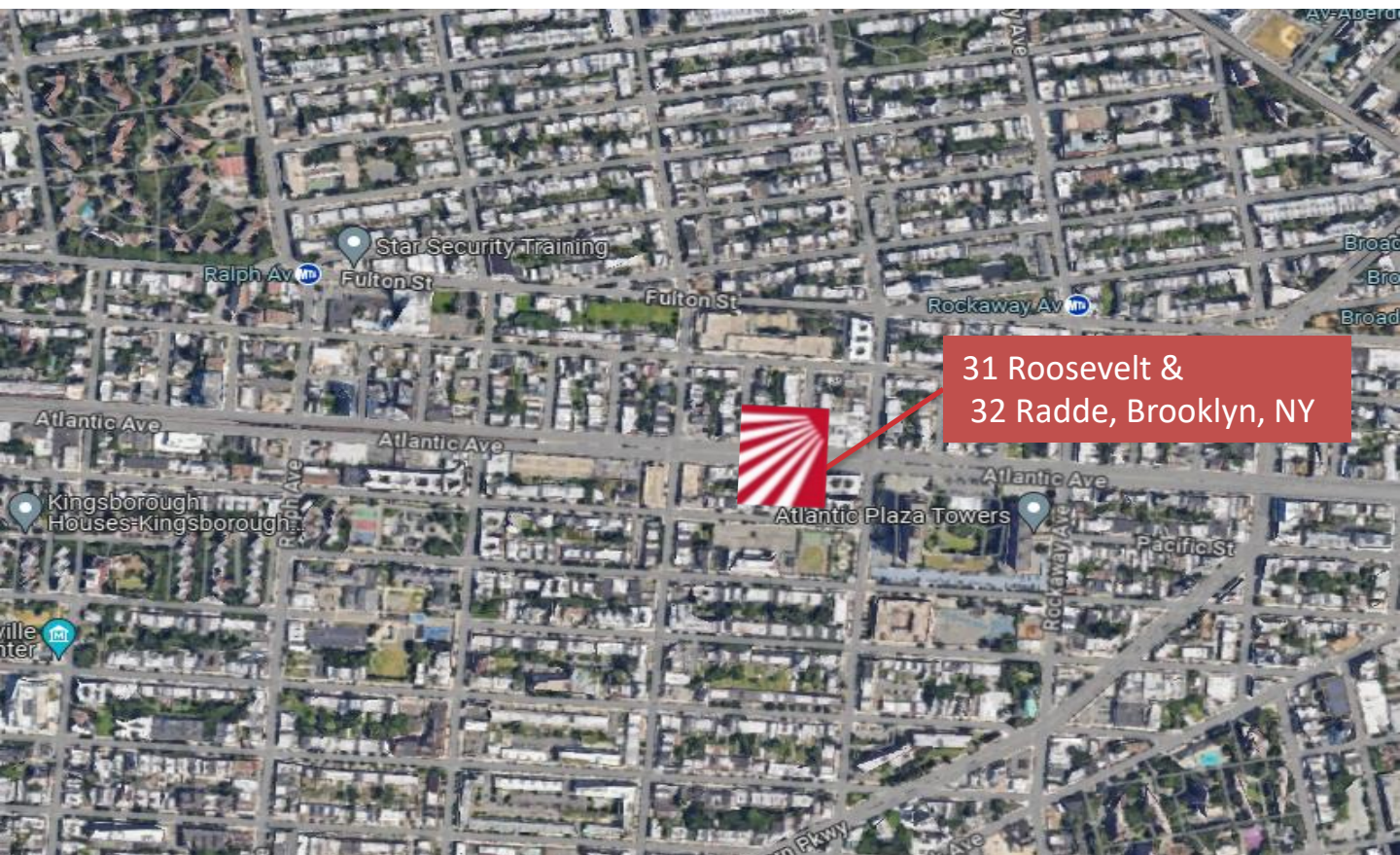
COMMERCIAL REAL ESTATE

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## 31 Roosevelt Pl & 32 Radde Pl Brooklyn, NY

### PROPERTY NARRATIVE

As Exclusive Brokers, ERG Commercial Real Estate is pleased to present this 2 Building New Construction Package located in Bed Stuy/ Crown heights area of Brooklyn totaling 5,155 SF. Both properties are Corner property located on the corner of the adjacent streets of Radde Place / Roosevelt Place and Atlantic Avenue connecting both properties at the rear. Both properties are equipped with 2 residential units, large outdoor balconies and a private parking garage. Both properties will be delivered vacant.



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COMMERCIAL REAL ESTATE

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## 31 Roosevelt Pl & 32 Radde Pl Brooklyn, NY

### 32 Radde Property Information

**Block & Lot** 01563-0035

**Lot Dimensions** 16.5' x 95'

**Lot Size** 1,568 SF

**Building Dimensions** 16.5' x 95'

**Building Size** 2,245 SF

**Year Built** 1920

**Zoning** R5

**Stories** 2

**Taxes (24/25)** \$8,478

### 31 Roosevelt Property Information

**Block & Lot** 01563-0001

**Lot Dimensions** 16.5' x 95'

**Lot Size** 1,568 SF

**Building Dimensions** 16.5' x 95'

**Building Size** 2,910 SF

**Year Built** 1927

**Zoning** R5

**Stories** 2

**Taxes (24/25)** \$8,478

## PROPERTY HIGHLIGHTS

- Two 2 family buildings (4 Bed, Two 3 Bed and 2 Bed units)
- Fully Block on Atlantic Avenue
- Corner property located on Radde/ Roosevelt & Atlantic Ave
- Brand New fully Renovated Vacant buildings
- Equipped with Private Balconies and private parking for each building
- Short Distance to Main transportation lines



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