

\$770,000

EXCLUSIVE OFFERING MEMORANDUM

243 E 26th Street
Brooklyn, New York 11226

INVESTMENT HIGHLIGHTS

NEIGHBORHOOD

Flatbush

TYPE

Multi Family

UNITS

2

EXISTING SQFT

1,380

BUILDABLE SQFT

3,000



243 E 26th Street

BROOKLYN, NEW YORK 11226

PROPERTY DESCRIPTION

Welcome to 243 East 26th Street!

On the market for the first time in over 25 years! This solid brick home stands out as the only one on the block with extensions on both floors, offering exceptional space and versatility.

The top-floor unit features three bedrooms with direct backyard access, while the first-floor unit includes two spacious bedrooms. A fully finished basement provides additional living or storage space, adding even more possibilities.

Nestled on a quiet, tree-lined street in the heart of Flatbush, this home is conveniently located near schools, shopping, and public transportation. Whether you're a family looking to offset your mortgage by renting out a unit or an investor seeking a prime income property, this opportunity is one you won't want to miss!

Delivered vacant—schedule your viewing today!



Block & Lot:	05170-0053
Neighborhood:	Flatbush
Cross Streets:	Cortelyou Rd & Clarendon Rd
Building Dimensions:	18 ft x 44 ft
Lot Dimensions:	18 ft x 100 ft
Units	2
Zoning	R6
Far	2.2
Delivered Vacant	Yes



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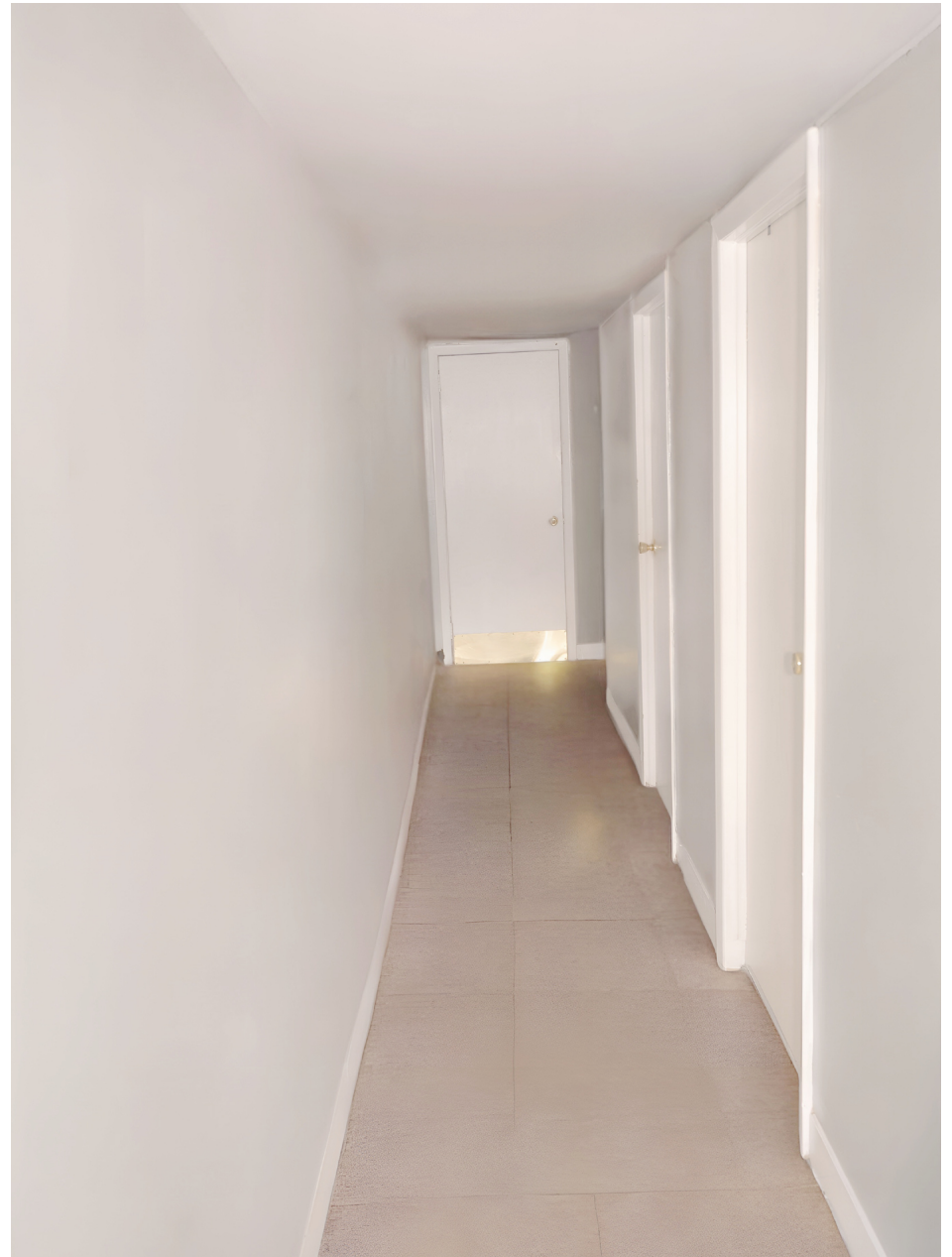


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DUPLICATE

No. 67318

OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN
BUREAU OF BUILDINGS
CERTIFICATE OF OCCUPANCY
(Issued Pursuant to Article 1, Section 2, Building Code)

BROOKLYN, N. Y. May 3 1932

OWNER A. F. Bunkhart
ARCHITECT A. J. Nappi E.S. 224-0 North of Chambers St

This is to certify that the ^{NEW} ~~ALTERED~~ BUILDING
243 E. 16th St. E.S. 224-0 North of Chambers St
has been COMPLETED substantially according to the approved plans and specifications and the requirements of the BUILDING CODE, and PERMISSION is hereby granted for the OCCUPANCY of said building for the following purposes:

This certificate supersedes all previously issued certificates.

FLOOR	Live Loads LBS. PER SQ. FT.	Persons Accommodated			Use
		MALE	FEMALE	TOTAL	
Cellar					<u>Ordinary use</u>
Basement					
First Story					<u>one family</u>
Second "					
Third					<u>one family</u>
Fourth					
Fifth					<u>Total two families</u>
Sixth					
Seventh					<u>Rear extension & interior changes.</u>
Eighth					
Ninth					<u>Change from one to two family dwelling</u>
Tenth					
Ch.					

Number of Buildings One ①

Permit No. 1777/32

Work Completed CONSTRUCTION 5/2/32
PUMPING 4/23/32
By Sam F. Bagley

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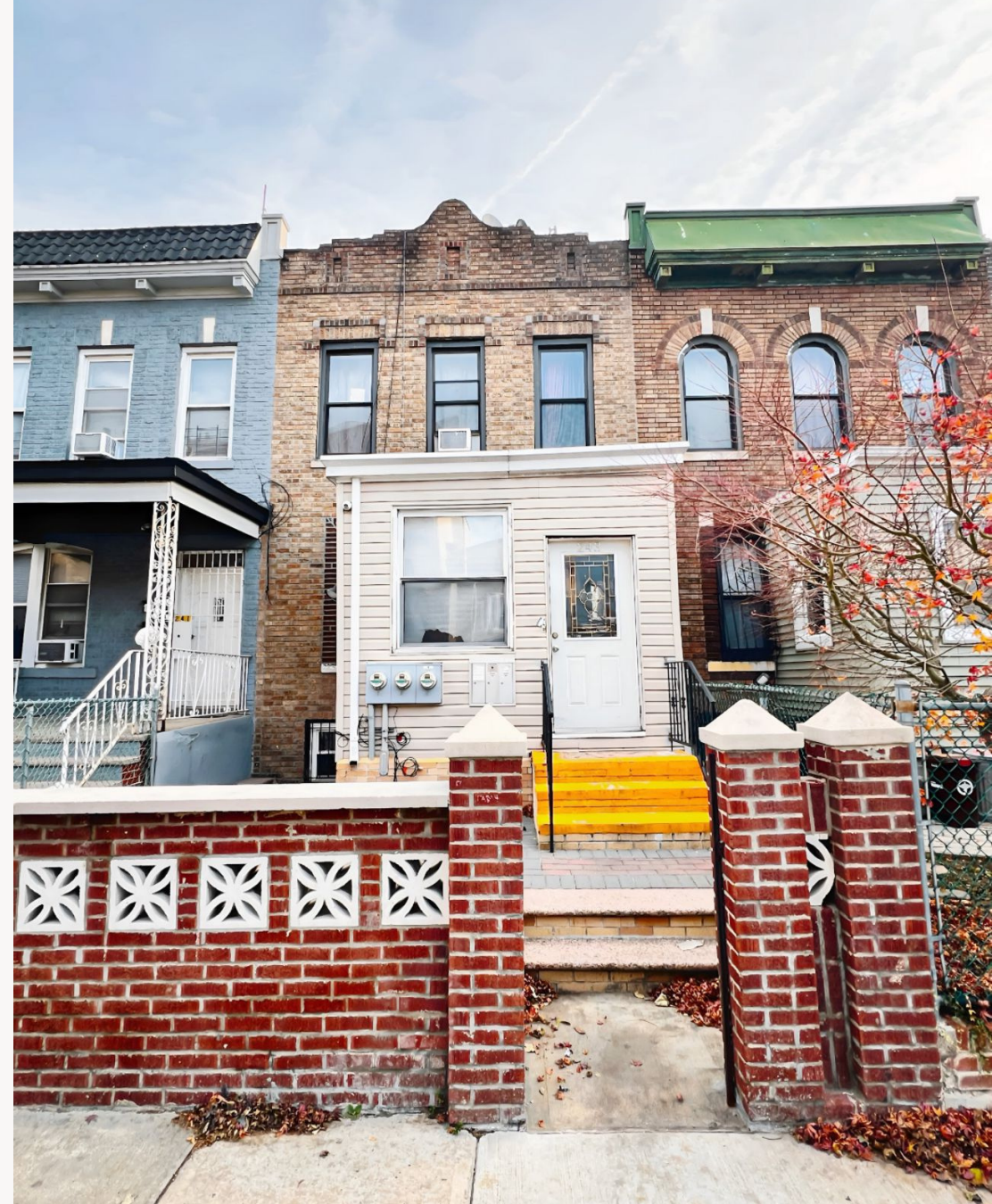
Get in touch



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