

VACANT LOT FOR SALE
EXCELLENT DEVELOPMENT OPPORTUNITY
47 ROCHESTER AVENUE
BROOKLYN, NEW YORK

- **Location:** East side of Rochester Avenue Between Atlantic Avenue and Herkimer Street
- **Block:** 1709
- **Lot:** 4
- **Lot Size:** 18' x 68'
- **Zoning:** (FAR) R6B (2.0) Height Limit 50'
- **Buildable Sq. Ft:** 2,448
- **Taxes:** (23/24) \$1,614.84

Description:

A vacant lot which has 2,448 buildable square feet. The lot size makes the property a **prime development opportunity**. A developer can build a four story apartment building. The units can be four floor-through apartments or four one-bedroom apartments.

The property is located two blocks from the J & Z trains on Fulton Street & Van Siclen Avenue. This gives quick access to Downtown Brooklyn and the City. The property is off Atlantic and Liberty Avenue, which has a lot of stores and restaurants.

ASKING PRICE: \$450,000 Reduced
OR \$184 PER BUILDABLE SQUARE FOOT

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