

TWO STORY SINGLE FAMILY FOR SALE  
**EXCELLENT DEVELOPMENT/USER OPPORTUNITY**  
**THE AREA HAS BEEN UPZONED**  
OPPORTUNITY ZONE  
168 BRADFORD STREET  
BROOKLYN, NEW YORK

Location:	West side of Bradford Street Between Liberty and Atlantic Avenues	
Block:	3690	
Lot:	22	
Lot Size:	25' x 100'	
Building Size:	Basement:	20' x 45' irr = 680
	1 <sup>st</sup> Floor:	20' x 45' irr = 680
	2 <sup>nd</sup> Floor:	20' x 45' irr = 680
Stories:	Two (2)	
Gross Square Feet:	1,360 (Approximately)	
<b>Approve Zoning:</b>	<b>R6B (2.2) Height Limit 50'</b> Inclusionary Housing District	
<b>Approve Buildable Sq Ft:</b>	<b>5,500</b>	
Assessment:	\$12,322 (22/23)	
Real Estate Taxes:	\$2,502.48	

Description: A 20' wide two story single family building on a 25' x 100'. The lot size makes the property a **prime development opportunity**. A developer can build a five story apartment building. The units can be five floor-through apartments or ten two-bedroom apartments.

The building is also a great **user opportunity**, a user can renovate the building into a two family building. They can occupy the first floor and rent out the second floor.

The property is located three blocks from the A & C trains on Liberty & Pennsylvania Avenues. This gives quick access to Downtown Brooklyn and the City. The property is being sold in as is condition with the violations in place.

ASKING PRICE: \$600,000  
OR \$110 PER BUILDABLE SQUARE FOOT  
For Further Information or Inspection, Please Contact Sales Agent:



<https://newyorkyimby.com/2018/05/permits-filed-for-168-bradford-street-east-new-york-brooklyn.html>