

VACANT LOT FOR SALE  
**EXCELLENT DEVELOPMENT OPPORTUNITY**  
**THE AREA HAS BEEN UPZONED**  
395 & 397 ELTON STREET  
BROOKLYN, NEW YORK

Location: East side of Elton Street Between Pitkin and Belmont Avenues  
Block: 4018  
Lots: 8, 9  
Lot Size: 45' x 90' (20' x 90', 25' x 90' Each) 4,050 Square feet  
Zoning: (FAR) R7A (4.6) with a C2-4 Overlay (2.0) Height Limit 80' Inclusionary Housing Distrik  
Total Buildable Square Feet: 18,630  
Assessment: \$144,810 (22/23)  
Real Estate Taxes: \$15,416.48  
Description:

A 45' wide vacant lot which has 16,200 buildable square feet. The lot size makes the property a **prime development opportunity**. A developer can build an eight story apartment building, with two units per floor or one unit per floor. The zoning allows commercial on the first and second floors and apartments above or 100% residential.

The property is located two blocks from the A and C trains on Shepherd Avenue. This gives quick access to Downtown Brooklyn and the Manhattan. The lot size and the the up zoning of the area make the property a prime development opportunity.

ASKING PRICE: \$2,025,000  
OR \$109 PER BUILDABLE SQUARE FOOT

