

40' WIDE VACANT LOT FOR SALE
EXCELLENT DEVELOPMENT OPPORTUNITY
681-683 SNEDIKER AVENUE
BROOKLYN, NEW YORK

Location:	East side of Snediker Avenue between Linden Blvd and New Lots Avenue
Block:	3866
Lot:	1
Lot Size:	40' x 100'
Gross Square Feet:	2,000 (Approximately)
Zoning: (FAR)	R6 (2.43) No Height Limit. Community Facility (4.8)
Total Buildable Square Feet:	9,720 For residential. 19,200 For community Facility
Assessment:	\$64,620 (22/23)
Real Estate Taxes:	\$6,879.48.

Description: A 40' wide vacant lot off Linden Blvd. The property's lot size makes it a **prime development opportunity**. A developer can build a 9,720 square foot elevated apartment building. The site has the potential to be a six or seven story building. The units can be floor-through apartments or two apartments per floor. The property can have a front or back yard and is shovel ready.

The property is located one block from the L train which gives easy access to Manhattan and other trains at Broadway Junction. Linden Blvd has lots of retail stores along with brands like McDonald, Dollar Tree, Chase Bank.

ASKING PRICE: \$1,000,000
OR \$103 PER BUILDABLE SQUARE FOOT

