

VACANT LOT FOR SALE FOR \$303,750  
**EXCELLENT DEVELOPMENT OPPORTUNITY**  
**AREA UPZONED**  
446 LINWOOD STREET  
BROOKLYN, NEW YORK

Location: West side of Linwood Street Between Glenmore and Pitkin Avenues  
Street  
Block: 4002  
Lot: 21  
Lot Size: 20' x 90' 1,800 Square Feet  
Zoning: (FAR) R5B (1.35) Height Limit 33'  
Total Buildable Square Feet: 2,430  
Assessment: \$2,863 (22/23)  
Real Estate Taxes: \$581.48

Description: A 20 vacant lot which has 2,430 buildable square feet. The lot size makes the property a **prime development opportunity**. A developer can build a three story apartment building. The building can have one unit per floor, the first floor unit can be duplexed with the basement.

The property is located two blocks from the A and C train on Shepherd Avenue. This gives quick access to Downtown Brooklyn and Manhattan.

ASKING PRICE: \$303,750

