

VACANT LOT FOR SALE
EXCELLENT DEVELOPMENT OPPORTUNITY
601 & 605 ASHFORD STREET
BROOKLYN, NEW YORK

Location:	East side of Ashford Street Between Dumont and New Lots Avenues
Block:	4080
Lots:	14, 15
Lot Size:	40' x 90' (20' x 90' Each) 3,600 Square Feet
Zoning: (FAR)	R5 (1.25) Height Limit 40'
Total Buildable Square Feet:	4,500
Assessment:	\$16,909 (22/23)
Real Estate Taxes:	\$3,461.08

Description: A 40' wide vacant lot which has 4,500 buildable square feet. The lot size makes the property a **prime development opportunity**. A developer can build a four story apartment building. The property can be an eight or sixteen unit building. The new building can have two or four apartments per floor.

The property is located one block from the 2, 3 and 4 trains on New Lots Avenue. This gives quick access to Downtown Brooklyn and the Manhattan. The property is off New Lots Avenue, which has a lot of stores and restaurants.

ASKING PRICE: \$562,500
OR \$125 PER BUILDABLE SQUARE FOOT

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