

VACANT LOT FOR SALE  
**EXCELLENT DEVELOPMENT OPPORTUNITY**  
944 UTICA AVENUE  
BROOKLYN, NEW YORK

Location: East side of Utica Avenue between Snyder and Tilden Avenues  
Block: 4721  
Lot: 9  
Lot Size: 40' x 100' 4,000 Square Feet  
Zoning: (FAR) R5 (1.25) with a C2-2 Overlay (1.0) Height limit 40'  
Total Buildable Sq Ft: 5,000  
Assessment: \$157,050 (24/25)  
Real Estate Taxes: \$16,901.72

Description: A 40' wide vacant lot which has 5,000 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 building is located in an area with a lot of foot traffic and strong demand for new apartments. The B 46 bus runs along Utica Avenue and goes to Eastern Parkway which has access to the 3, 4 and 5 trains.

ASKING PRICE: \$1,500,000

OR \$300 PER BUILDABLE SQUARE FOOT

For Further Information or Inspection, Please Contact Sales Agent:

~~Kervin Niles (212) 396-8244~~

Vardan Hakobyan +18452819487

