

25' WIDE BLOCK-THROUGH VACANT LOT FOR SALE
EXCELLENT DEVELOPMENT/USER OPPORTUNITY
1905 FULTON STREET
AKA: 30 MACDOUGAL STREET
BROOKLYN, NEW YORK

Location: North side of Fulton Street Between Howard and Ralph Avenues
Block: 1530
Lot: 12
Lot Size: 25' x 76' irr
Lot Sq Ft. 1,873 Square feet
Zoning: (FAR) R6A (3) with a C2-4 Overlay (2.0) Height Limit 70'
Total Buildable Square Feet: 5,619
Assessment: \$55,430 (24/25)
Real Estate Taxes: \$5,966.48

Description: A 25' wide block-through vacant lot which has 5,619 buildable square feet. The lot size makes the property a **prime development opportunity**. A developer can build a seven story mixed-use apartment building, there would be a store on the ground floor and six floor-through apartments above. A seven story fourteen unit apartment building can also be built.

The property can have frontage on both Fulton Street and MacDougal Street. The MacDougal side can also be used as a back yard for the tenants. The site is located in an area with lots of foot traffic and strong demand for new apartments and stores. The A & C trains is on the corner of Ralph Avenue & Fulton Street.

The properties is also a great **user opportunity**, since the MacDougal side has a curb cut the lot can be used for parking or storage.

The property is located close to the A and C trains on Fulton Street & Ralph Avenue. This gives quick access to Downtown Brooklyn and the City. **We have floor plans for luxury 6-8 family with two floors of retail space on Fulton Street. Plans expired and needs to be refiled.**

ASKING PRICE: \$750,000
OR \$133 PER BUILDABLE SQUARE FEET



Fulton Street



MacDougal Street

