

VACANT LOT FOR SALE
EXCELLENT DEVELOPMENT OPPORTUNITY
672 BROADWAY
BROOKLYN, NEW YORK

Location:	South side of Broadway Between Bartlett Street and Whipple Street
Block:	2273
Lot:	12
Lot Size:	20' x 78'
Zoning: (FAR)	R6 (2.43) with a C2-3 Overlay (2.0) Height Limit 65'
Total Buildable Square Feet:	3,706
Assessment:	\$104,850 (24/25)
Real Estate Taxes:	\$11,283.96

Description: A 20' wide vacant lot which has 3,706 buildable square feet. The lot size makes the property a **prime development opportunity**. A developer can build a four to six story apartment or mixed-use building. The zoning allows the first two floors to be commercial and the upper floors residential, or whole building can be residential. The property also has a curb cut.

Floor-through units would be perfect for this size lot as well as duplex units. The property is located in prime Williamsburg, is three blocks from the M and J trains. This gives quick access to the City and Queens. Broadway has fine restaurants, retail stores and super markets.

two blocks from the J & Z trains on Fulton Street & Van Siclen venue. This gives quick access to Downtown Brooklyn and the City. The property is off Atlantic and Liberty Avenue, which has a lot of stores and restaurants.

ASKING PRICE: \$1,500,000
OR \$404 PER BUILDABLE SQUARE FOOT
For Further Information or Inspection, Please Contact Sales Agent:

