

TWO-STORY SINGLE FAMILY MANSION – DEVELOPMENT / USER OPPORTUNITY

6901–6923 Avenue W (AKA: 2283 E 69th St & 2284 E 70th St)

Brooklyn, NY – Bergen Beach Neighborhood

Property Overview

- **Location:** Northwest corner of Avenue W & East 70th Street
 - **Block / Lot:** 8438 / 6
 - **Lot Size:** 100' × 200' irregular (Approx. 16,000 SF)
 - **Building Size:**
 - Basement: 64' × 110' irr – 5,612 SF
 - First Floor: 64' × 110' irr – 5,612 SF
 - Second Floor: 64' × 110' irr – 5,612 SF
 - **Gross SF Above Grade:** ~11,224 SF
 - **Zoning:** R3-2 (0.5 FAR) & R3-1 (0.5 FAR) | Height Limit: 35'
 - **Buildable SF:** 7,500
 - **Air Rights:** None
 - **Taxes (2023/24):** \$0 – Tax Exempt
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Highlights

- One of the **largest residential properties in Brooklyn**
 - Prime **development opportunity** – potential subdivision into **five 3-family buildings** with driveways & garages
 - Cost savings possible by converting existing structure instead of full demolition
 - Alternative options:
 - Develop as apartment building (rental or condos)
 - Renovate for Airbnb, summer rental, or monthly family lease
 - Renovate as a private luxury residence with potential parking income from garage/front yard
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Neighborhood

- Bergen Beach – family-friendly area with restaurants, coffee shops, parks, and primarily single/two-family homes
 - Close to Kings Plaza & Georgetown Shopping Center
 - **Transit Access:** B46, B41, B3 buses to 2, 3, 5 trains
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Asking Price: \$3,000,000

For further information or inspection, please contact:

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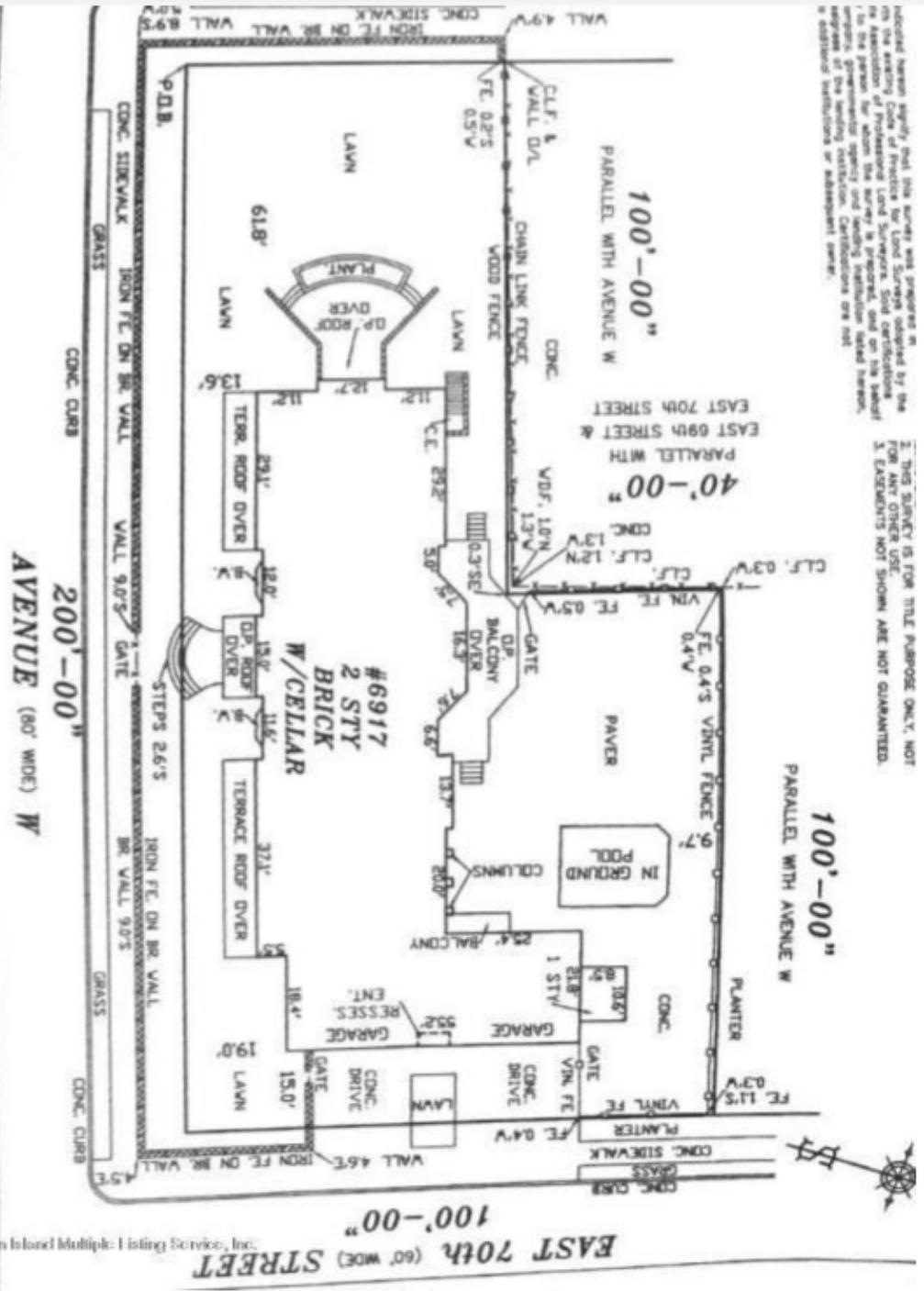






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