

Development Site for Sale

375 Smith St  
Brooklyn, NY 11231



CORNER LOT - VACANT LAND - CARROLL GARDENS

*Corner lot located at the intersection of Smith Street and 3rd Street*

# PROPERTY INFORMATION



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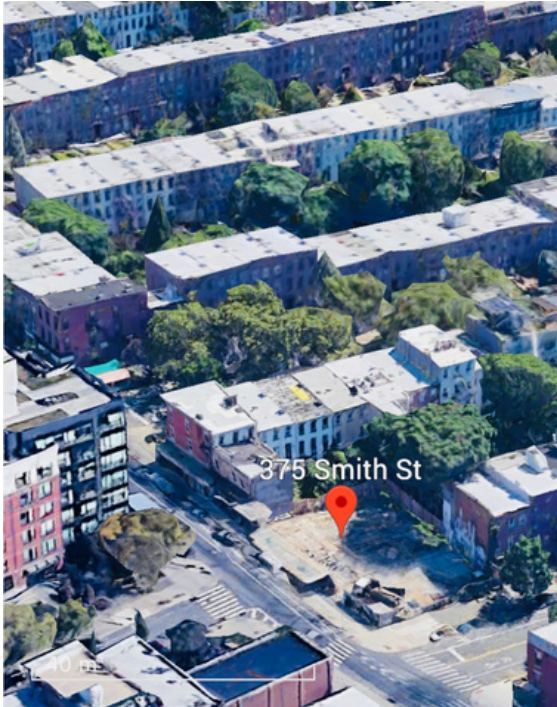
Address	375 Smith Street, Brooklyn, NY 11231
Location	Corner lot located at the intersection of Smith Street and 3rd Street in Carroll
Block/Lot	460/63
Lot Dimension	60.17"x95.42"
Lot SF	6,145 (vacant)

## REAL ESTATE TAXES

Tax Assessment (25/26)	\$136,260
Tax Class	4
Tax Rate	10.762%
Real Estate Tax (25/26)	\$14,664.30

# EXECUTIVE SUMMARY

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E-House realty has been retained on an exclusive basis to arrange for the sale of 375 Smith Street, Carroll Gardens, Brooklyn NY.

Introducing a rare development opportunity nestled in one of Brooklyn's most sought-after neighborhoods, Carroll Gardens. Strategically positioned on the corner of 3rd Street and Smith Street, this parcel offers approximately 6,200 square feet of prime real estate.

Zoned C2-4/R6B, this property presents endless possibilities for savvy developers and investors. An approved plan for a four-story building has been secured, showcasing a visionary design that maximizes both commercial and residential potential.

The proposed structure boasts a sprawling 3,300-square foot retail space on the ground floor, perfectly positioned to capitalize on the vibrant foot traffic along Smith Street. Above, 11 thoughtfully crafted apartments await, spanning a total of 9,800 square feet of residential space. With an average apartment size of nearly 900 square feet, these units promise spacious and comfortable living environments for future residents. Adding to the allure, multiple parking spaces are designated for the cellar level, ensuring convenience and accessibility for both tenants and patrons alike.



Buyers are encouraged to conduct their due diligence to fully grasp the immense potential and value this offering presents. Carroll Gardens is renowned for its charming streets, eclectic dining scene, and proximity to transportation hubs, making it a highly coveted destination for discerning residents and businesses alike.

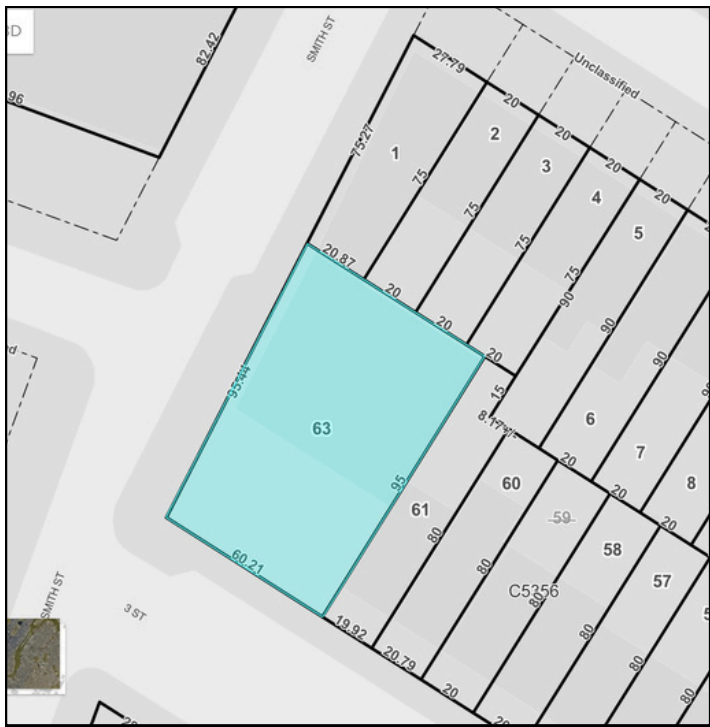
Seize this exceptional opportunity to leave your mark on one of Brooklyn's most dynamic neighborhoods. Contact us today to explore this prime development prospect and unlock the possibilities that await at 375 Smith Street!



# ZONING INFORMATION

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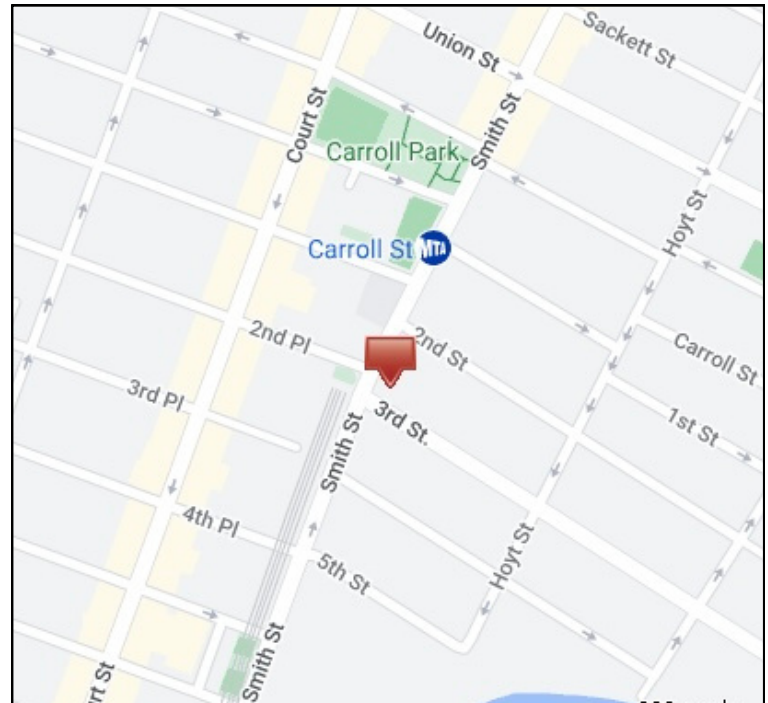
Zoning	R6B / C2-4
Residential FAR	2.0
Commercial FAR	2.0



# DEVELOPMENT HIGHLIGHTS

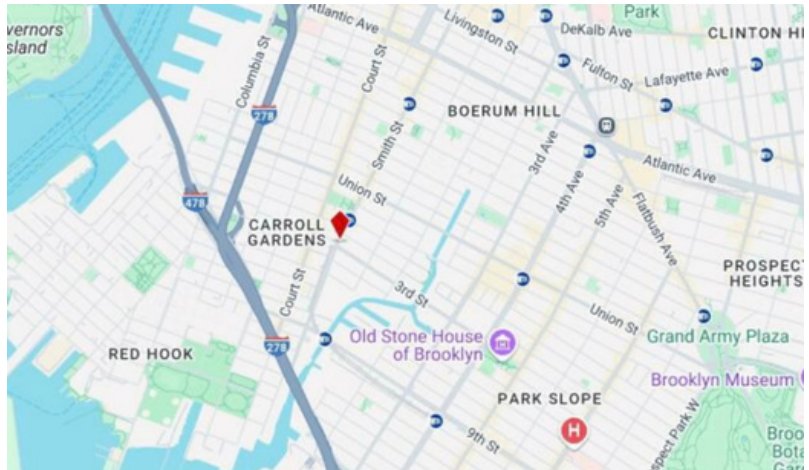
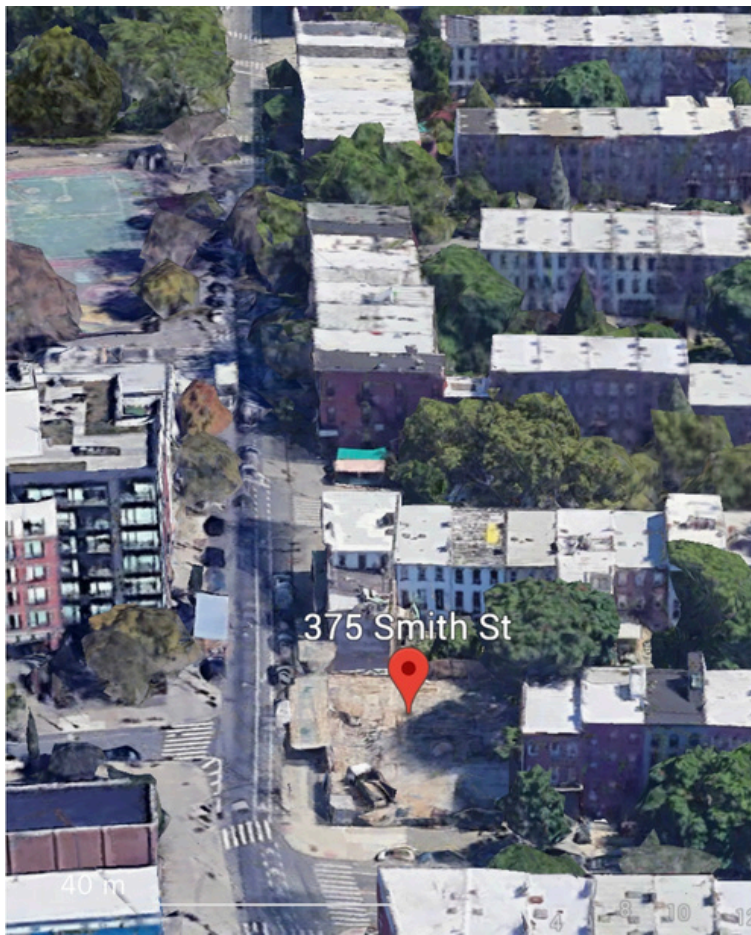


- Prime for boutique condo or mixed-income rental development
- Strong retail visibility on Smith Street
- Surrounded by schools, parks, transit, and established residential demand
- No demolition required; site is fully vacant





# MAP



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Brooklyn, NY 11231

FOR ADDITIONAL INFORMATION  
PLEASE CONTACT EXCLUSIVE BROKER:

**Vincent J. Huang**  
**917 288 1668**  
**Turnkey678@gmail.com**