



**LANDAIR
PROPERTY
ADVISORS**

Generational Development Opportunity in
Boerum Hill – Delivered with Approved Plans

46 Third Avenue, Brooklyn, NY 11217

At the Southwest corner of Atlantic Avenue where Downtown Brooklyn
meets Boerum Hill

Presented by:

Michael Lam

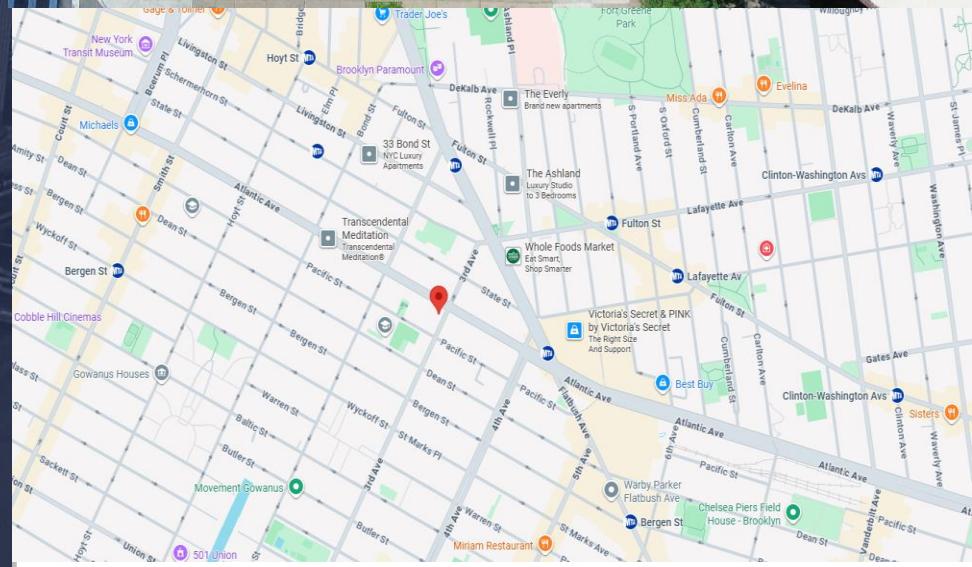
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PROPERTY SUMMARY

PROPERTY DESCRIPTION

46 3rd Avenue is an exceptional development opportunity at the intersection of Atlantic Avenue and 3rd Avenue—situated in one of Brooklyn's most sought-after and rapidly evolving neighborhoods. Spanning a combined 3,400 SF of lot area, this offering presents a prime location for residential, mixed-use, or retail development.

This combined site offers exceptional frontage, high visibility, and versatile development potential, situated just steps from the Barclays Center, Atlantic Terminal, and some of the borough's most sought-after retail, dining, and residential hubs.

Additionally, the site is fully entitled and delivered with approved plans, demo permits as well as access agreements.



PROPERTY HIGHLIGHTS

- **Prime Boerum Hill Location**
- **Shovel-Ready Site with approved plans**
- **Located less than 2 blocks from Atlantic Terminal and the Barclays Center**
- **ICAP on Retail already in process**
- **Surrounded by several subway lines** 
- **Ideal for a boutique condominium development with sellouts exceeding \$1,400 PSF**

OFFERING SUMMARY

Sale Price:	\$4,950.000
Lot Size:	3,400
Zoning District	R6A/C2-4
Residential BSF:	10,200
Commercial BSF:	6,800
Price Per Buildable S.F.	\$485
Corner/Midblock:	Corner
Street Frontage:	75 ft on Atlantic Avenue and 40 ft on 3 rd Avenue
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	48 3rd Ave	520 Atlantic Ave	514 Atlantic Ave
Area	Boerum Hill	Boerum Hill	Boerum Hill
Block/Lot	185/26	185/25	185/24
Lot Dimensions	20X55	20X55	20X60
Lot Sq. Ft.	1,100	1,100	1,200

BUILDING INFORMATION

	48 3rd Ave	520 Atlantic Ave	514 Atlantic Ave
Building Type	Vacant Lot	Commercial	Residential
Building Sq. Ft.	-	2,200	2,280
Total Units	-	1	3

NYC FINANCIAL INFORMATION

	48 3rd Ave	520 Atlantic Ave	514 Atlantic Ave
Assessed Value	\$139,140	\$187,920	\$21,732-
Tax Rate	10.7620%	10.7620%	20.085%
Gross Taxes	\$14,974	\$20,224	\$4,365

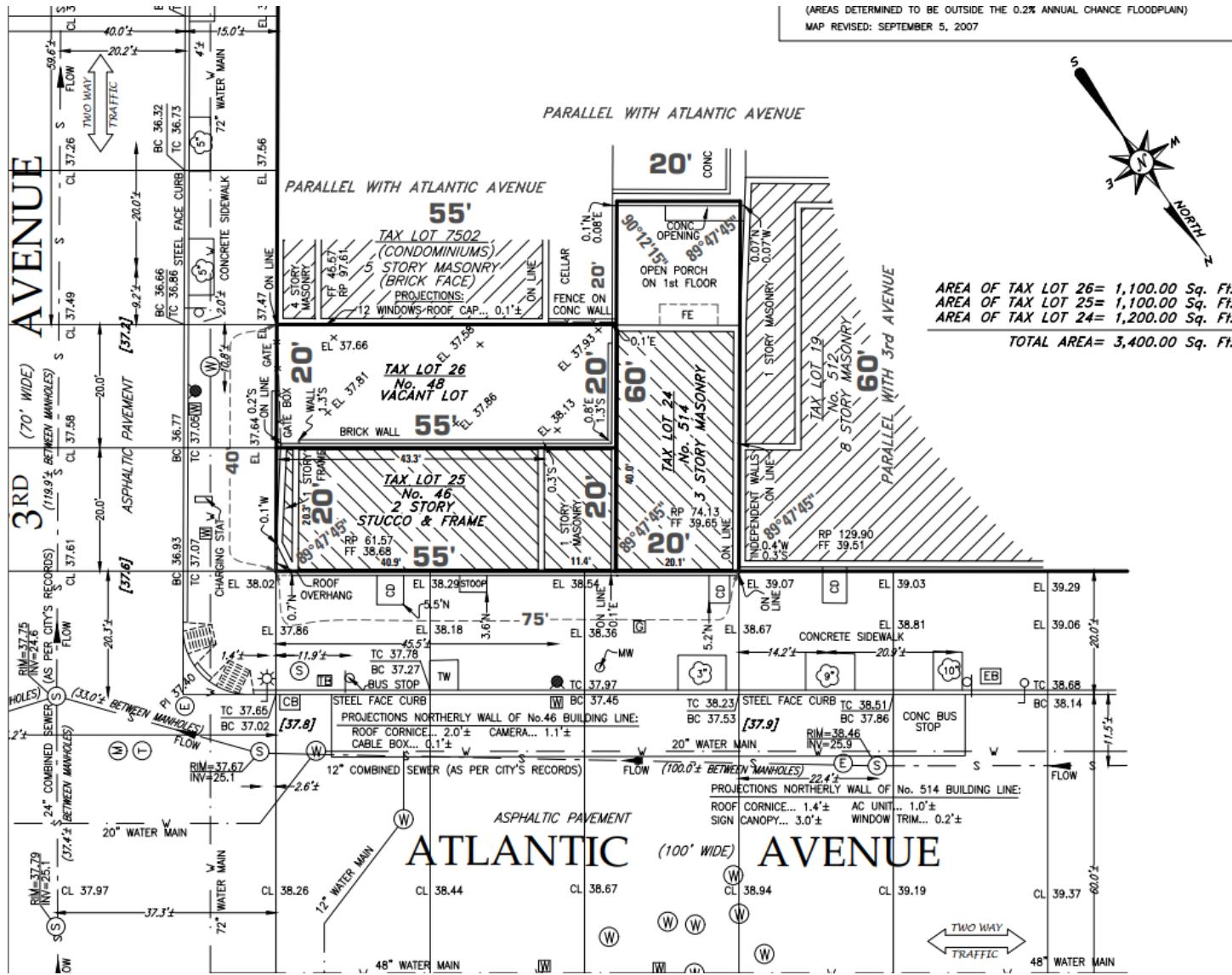
ZONING INFORMATION

	48 3rd Ave	520 Atlantic Ave	514 Atlantic Ave
Zoning District	R6A/C2-4	R6A/C2-4	R6A/C2-4
Base Floor Area Ratio (FAR)	3	3	3
Residential Buildable Sq. Ft.	3,300	3,300	3,600
Commercial FAR	2	2	2
Commercial Buildable Sq. Ft.	2,200	2,200	2,400
UAP FAR	3.9	3.9	3.9
UAP Buildable Sq. Ft.	4,290	4,290	4,680
Community Facility FAR	3	3	3
Community Facility Buildable Sq. Ft.	3,300	3,300	3,600
Industrial FAR	-	-	-
Industrial Buildable Sq. Ft.	-	-	-

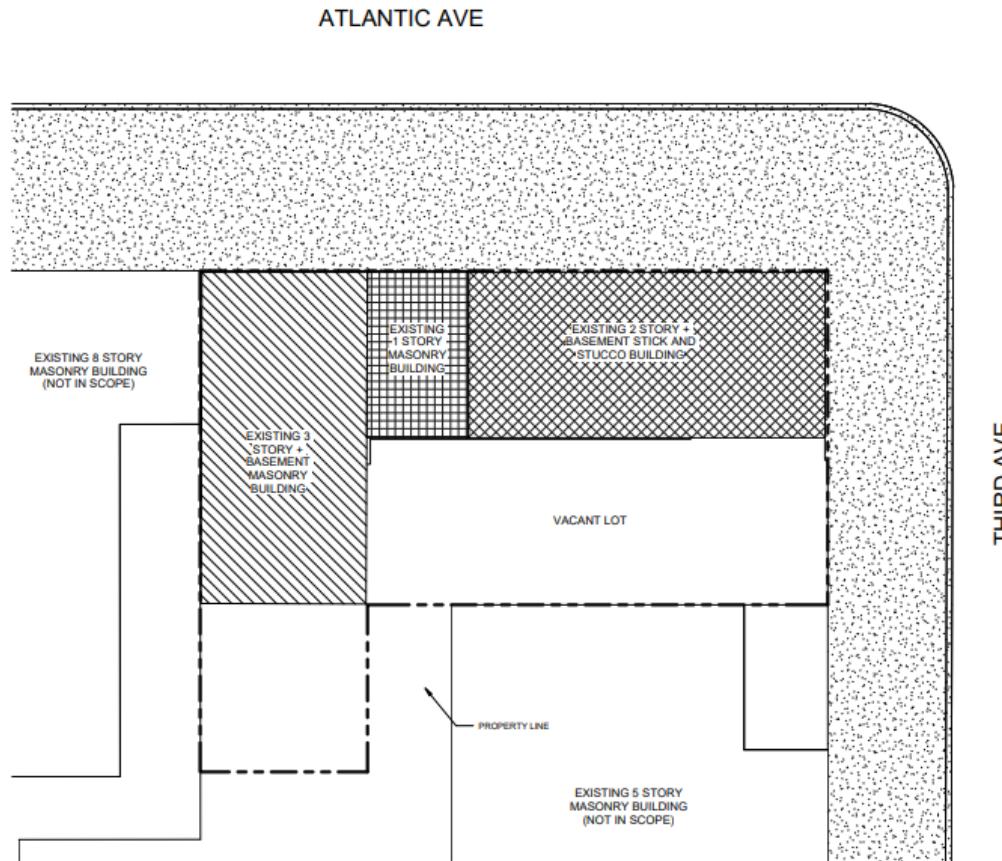


ARCHITECTUAL SURVEY

(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
MAP REVISED: SEPTEMBER 5, 2007



EXISTING SITE PLAN



01 SITE DEMOLITION PLAN
1/8" = 1'-0"

ZONING ANALYSIS

ZONING ANALYSIS

PROPERTY INFO

- LOCATION: 518 ATLANTIC AVENUE, BROOKLYN, 11217
- BLOCK: 185
- LOT: 26
- BIN: 3429984
- CBN: 302
- FIRE DISTRICT: YES
- FLOOD ZONE: NO
- ZONING DISTRICT: R6A
- ZONING OVERLAY: C2-4
- SPECIAL DISTRICT: DOWN TOWN BROOKLYN (DB)
- ATLANTIC AVENUE SUBDISTRICT
- ZONING MAP: 16c
- LOT AREA: 3,400 S.F.
- LOT WIDTH: 40'

SCOPE OF WORK (NB)

PROPOSE A NEW 5 STORY MIX-USE BUILDING, OBTAIN A NEW CERTIFICATE OF OCCUPANCY.

ZONING SECTIONS	DESCRIPTION	ITEMS	PERMITTED	PROPOSED
1. USES				
ZR32-10	USES		UG: II, VI	UG: II, VI
2. BULK REGULATION				
ZR35-22	LOT AREA	LOT: 10	1,700 SF	3,400 SF
	LOT WIDTH		18 FT	40 FT
3. FLOOR AREA & DENSITY				
ZR35-31	MAXIMUM FAR FLOOR AREA	RESIDENTIAL MAX. F.A.R.	3.0	1.77
		RESIDENTIAL MAX. F.A.	3,400 X 3.0=10,200 SF	6,042 SF
		COMMERCIAL USE MAX. F.A.R.	2.0	1.20
		COMMERCIAL USE MAX. F.A.	3,400 X 2.0=6,800 SF	4,057 SF
		MIX USE TOTAL MAX. F.A.R.	3.0	2.97
		MIX USE TOTAL MAX. F.A.	3,400 X 3.0=10,200 SF	10,099.5 SF
ZR35-40	DENSITY	MAX. RES. F.A (MAX UP RES. F.A.)	10,200	
		FACTOR PER D.U.	680	5 D.U.
		MAX. DWELLING UNIT	15 D.U.	
4. YARD, SETBACK, HEIGHT, & LOT COVERAGE				
ZR35-51	YARD	FRONT YARD	NOT REQUIRED	N/A
ZR35-52		SIDE YARD	NOT REQUIRED, IF PROVIDED, MIN. 5' REQUIRED	N/A
ZR35-63		REAR YARD	CORNER LOT, NONE REQUIRED	N/A
ZR35-22	LOT COVERAGE	CORNER LOTS FOR # MULTIPLE DWELLING	100%	3,000 / 3,400 = 88%
ZR35-632(a) ZR101-41 (b) (1)	MIN./MAX. BUILDING HEIGHT	R6A W/ C2-4	MINIMUM BASE HEIGHT MAXIMUM BASE HEIGHT MAXIMUM BUILDING HEIGHT	40'-0" 55'-0" 75'-0"
ZR35-631	STREET WALL	LINE-UP RULES	ST. WALL LOCATED ON ST. LINE ALONG FRONTOAGE	COMPLIES
ZR35-632	SETBACK (3RD AVE)	NARROW STREET MIN. SETBACK	15'-0"	15' @ BASE HEIGHT 40'
5. OFF-STREET PARKING & LOADING				
ZR36-26	REQUIRED OFF STREET PARKING	INNER TRANSIT ZONE	MIX-USE	NON-RESIDENTIAL PARKING SHALL BE WAIVED
ZR36-711	REQUIRED BICYCLE PARKING	ENCLOSED BICYCLE PARKING SPACES	RES. COMMERCIAL	10 # DWELLING UNITS# OR LESS 1 PER 10,000 SQUARE FEET, 4057/10,000 = 0
6. STREET TREE AND PANTING STRIP				
ZR26-41	STREET TREE	NUMBER OF TREES	40+75=115'/25 = 5 TREES	PAY TO TREE FUND
7. ATLANTIC AVENUE SUBDISTRICT				
ZR101-733	FRONT WALL STANDARDS	(a) FRONT WALL EXTENSION	ALONG THE FULL LENGTH OF ATLANTIC AVE	COMPLIES
		(b) WINDOW AREA OF FRONT WALL	WINDOWS SHALL OCCUPY MIN. 35% OF WALL AREA AT ANY STORY	1 FL 2 & 3 FL 4 & 5 FL SEE CAL DIAGRAM BELLOW 949/1491=64% 350/745=47% 221/500=38%
		(c) WINDOW & DOOR FRAMING	FINISHES COLOR BASED ON APPENDIX D	DARK BROWN
ZR101-734	STORE FRONTS	(b) ENTRANCE DOOR SETBACK	A MINIMUM 2' SETBACK BEHIND SHOW WINDOWS	2' SETBACK
		(c) WINDOWS & DOOR FRAMING	FINISHES COLOR BASED ON APPENDIX D	DARK BROWN
ZR101-741	OFF-ST PARKING	OFF-ST PARKING	NO OFF-ST PARKING REQUIRED	WAIVED



RETAIL MAP



ADVISORY TEAM



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