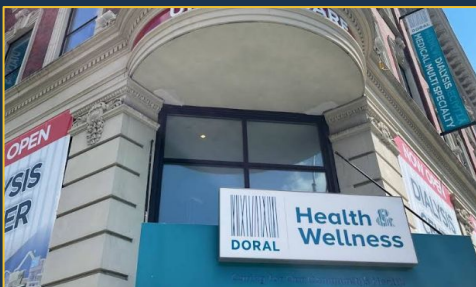


EXCLUSIVE SALE OPPORTUNITY

1746 PITKIN AVE BROOKLYN, NY

PRIME DEVELOPMENT SITE | DELIVERED VACANT | 8,500 SF BUILDABLE



NEIGHBORING RETAILERS INCLUDE: Planet Fitness, Fine Fare Supermarket, Family Dollar, Doral Health & Wellness, JD Sports, Snipes, and Rainbow Shops

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.

1746 PITKIN AVE
BROOKLYN NY 11212
BROWNSVILLE



Unlock the potential of a prime corner property in one of Brooklyn’s most established retail corridors. Delivered completely vacant, this site offers 8,500 SF of buildable potential with approved plans already in place. Its flexible C4-3 zoning allows for mixed-use, community facility, or residential development—making it ideal for investors and developers seeking immediate redevelopment or repositioning in a high-demand, transit-rich neighborhood.

PROPERTY DESCRIPTION

| | |
|-------------------------|------------------------|
| BOROUGH | BROOKLYN |
| NEIGHBORHOOD | BROWNSVILLE |
| DESCRIPTION | MIXED-USE |
| YEAR BUILT | 1930 |
| BLOCK AND LOT | 03524-0012 |
| LOT / BUILT | 25' x 100' / 25' x 56' |
| GROSS SF | 5,957 SF |
| LOT SF | 2,500 SF |
| TAX CLASS | 4 |
| TAX ASSESSMENT | \$288,000 |
| FAR BUILT / RESIDENTIAL | 2.38 / 2.43 |
| CF ALLOWED | 4.8 |
| BSF | 8,500 SF |
| ZONING | C4-3 (R6 equiv.) |
| DOB | 8 |
| ECB | 9 |

ASKING PRICE

\$ 2,200,000

\$ 259 SF

PPBSF

\$ 369 SF

PPSF

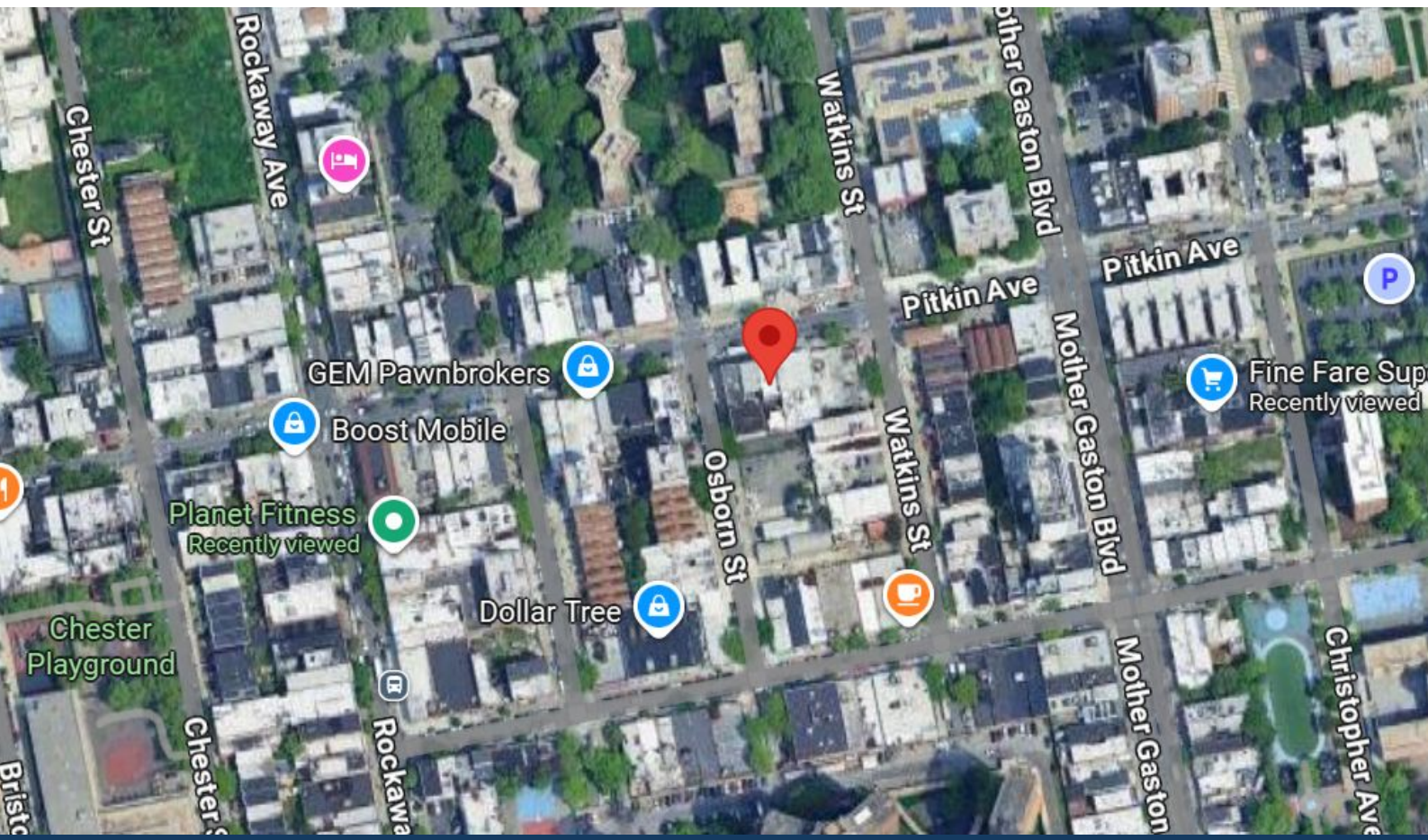
EXPENSES

| | |
|------------------------------|--------------|
| REAL ESTATE TAXES(2025/2026) | \$ 28,341.00 |
| INSURANCE | \$ 8,500.00 |

TOTAL EXPENSES

\$ 36,841.00

1746 PITKIN AVE
BROOKLYN NY 11212
BROWNSVILLE





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ADVISORY GROUP



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