

VACANT LOT FOR SALE  
**PRIME DEVELOPMENT OPPORTUNITY**  
1683 UNION STREET  
BROOKLYN, NEW YORK

Location:	North side of Union Street between Troy and Schenectady Avenues
Block:	1395
Lot:	48
Lot Size:	20' x 100'
Lot Square Footage:	2,000 (approx)
Zoning: (FAR)	R4 (1.35) Height Limit 35' Community Facility (2.0) 4,000 Square Feet "approximate"
Total Buildable Square Feet:	5,240 (2,700 includes 20% attic allowance and duplex basement with 1 <sup>st</sup> fl)
Assessment:	\$2,636 (20/21)
Real Estate Taxes:	\$526.24

**Description:** A 20' wide vacant lot on a nice residential block that close to fine retail stores and restaurants on Eastern Parkway and Utica Avenue. The property has easy access to the 2, 3 and 4 trains within 15 minutes the tenants or new owner of the property can be in Manhattan and within 10 minutes in downtown Brooklyn. The B46 bus runs along Utica Avenue and goes into the neighborhood of East Flatbush and to Kings Plaza.

The lot is located on a nice residential block, the zoning allows for a residential building to be built. The new property can be a single, a two or three family building. The property can have a front yard for plants and flowers or for on-site parking. **There's an attic allowance of up to 20% for inclusion of space under the pitched roof. The basement can be duplexed with the first floor to get more square footage.** The attic space would give an extra 540 square feet, plus the basement can be built full for 2,000 square feet below grade. That would be 2,540 square feet, plus the 2,700 square feet buildable. The property would be a total of 5,240 square feet basement included.

The property is located in an area that under a lot of development. When the units are built there will be a lot of demand for them from young professionals and artists from the city and the local neighborhood. They love the fact that Crown Heights via train is not far from the city and is close to Bedford Stuyvesant and Williamsburg where prices for units are less than Manhattan. All these factors makes this a prime development opportunity that a developer will enjoy developing.

ASKING PRICE: \$1,750,000

OR \$334 PER BUILDABLE SQUARE FOOT

For Further Information or Inspection, Please Contact Exclusive Sales Agent:  
Kervin Vales (212) 396-8244

