

**345-357** AVENUE U

AND

**346-352** AVENUE U

TWO CORNER LOTS DEVELOPMENT SITE

» 66,000 Combined Buildable Sq. Ft.



345-357



Avenue U

346-352

**Botton Realty Group**

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# 345-357 AVENUE U CORNER LOT

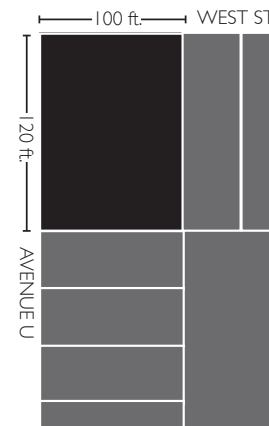
## RARE OPPORTUNITY TWO SEPERATE CORNER LOTS DEVELOPMENT SITE

- » 66,000 Combined Buildable sq. ft.
- » 120 ft. frontage on Ave. U corner
- » 100 ft. frontage on other Ave. U corner

**CONTACT SARIT BOTTON FOR FURTHER INQUIRES**



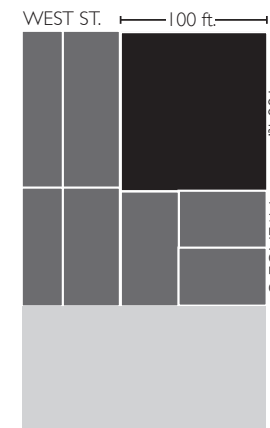
<b>BLOCK / LOT</b>	0714 / 0414
<b>GROSS LOT DIMENSIONS</b>	120 x 100
<b>GROSS LOT SQ. FOOTAGE</b>	12,000
<b>TOTAL BUILDABLE SQ. FT.</b>	36,000
<b>CLASS</b>	Store with apartments above (K4)
<b>ZONING</b>	R6A, C2-4, OP
<b>CURRENT REAL ESTATE TAXES</b>	\$67,808



All Sq. Ft. Calculations are approximates

# 346-352 AVENUE U CORNER LOT

<b>BLOCK / LOT</b>	7127 / 4 & 70
<b>GROSS LOT DIMENSIONS</b>	100 x 100
<b>GROSS LOT SQ. FOOTAGE</b>	10,011
<b>TOTAL BUILDABLE SQ. FT.</b>	30,035
<b>CLASS</b>	Unlicensed Parking Lot (G7)
<b>ZONING</b>	R6A, OP
<b>CURRENT REAL ESTATE TAXES</b>	\$26,343



All Sq. Ft. Calculations are approximates

Botton Realty has been retained on an exclusive basis for the sale of 345-357 Avenue U AND 346-352 Avenue U in one of the most desired neighborhoods of Gravesend Neighborhood in Brooklyn. TWO CORNER LOTS with 66,000 combined buildable square footage primed for re-development. 345-357 Avenue U has an existing 2 story building (80x100) totaling 16,718 sq. ft. (including cellar) with each floor boasting 13 foot high ceilings. Included in the package are 2 adjacent buildings (40x100) with retail tenants and 4 apartments above, totaling 5,100 Sq. Ft (with cellar).

The properties are located within 2 short blocks of the "F" train and less than 2 miles from the Belt Parkway. This area of Brooklyn is prime location for mixed use residential condo development as there is high demand for new construction market and luxury residential space. Located just down the street from 400U, a sold-out luxury condo development with the last recorded sale of \$1,475 Sq. Ft. Both corners can be developed as either full residential, mixed use or community facility, taking advantage of the high demand in both sectors. Truly a rare and unique opportunity as one of the last remaining development opportunities on Avenue U between Ocean Parkway and Mcdonald Avenue.

**FOR FUTHER INFORMATION PLEASE CONTACT EXCLUSIVE BROKER SARIT BOTTON | 917-804-3299 | Sarit@BottonRealtyGroup.com**