

CAST IRON REALESTATE

Commercial & Residential



66 ABETTA GR. 3-2390
BOILER & WELDING SERVICE INC.

66 EAST 1st STREET

**Building/Development Site
FOR SALE**

66 East 1st St - Development Opportunity

Year Built	1900
Block	443
Lot	44
Lot Size	25 X 131.92
Lot Area	3,245 FT
Bldg Dimension	25 X 128
Stories	1
Zoning District	R8B
FAR	4
BSF	12,980 SF
FAR (QA Housing)	4.8
BSF (QA Housing)	15,576 SF

For illustrated purposes photo of 64 E 1st Ave next door w/same lot size and BSF. >>>>

Purchased \$5.4M in 2016 and built in 2017.

Six high end condos of 1,807 to 2,044 Sf- sellout of approx. \$20M (2017-2022)



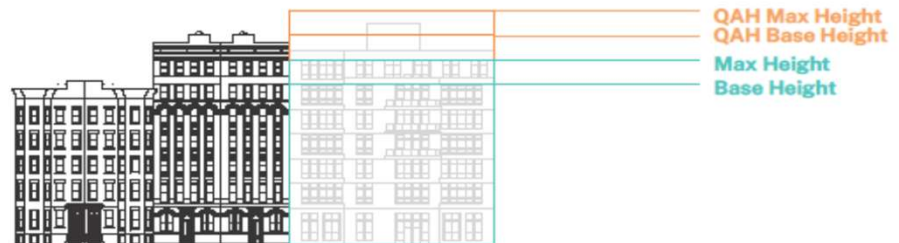
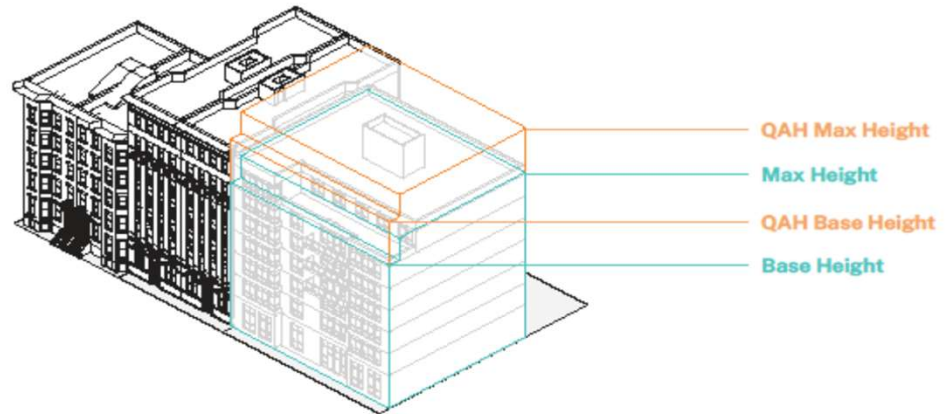
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The information contained herein has either been given to us by the owner of sources that we deem tages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME AND ALL OTHER INFORMATION HEREIN.

66 East 1st St – Zoning Information

R8B



R8 Districts	Lot Area (min.)	Lot Width (min.)	Rear Yard (min.)	Lot Coverage (max.)	FAR	FAR (Qualifying Affordable Housing)	Base Height	Base Height (Qualifying Affordable Housing)	Building Height	Building Height (Qualifying Affordable Housing)	Building Height (Eligible Site)	Required Parking		
												Inner Transit Zone	Outer Transit Zone	Beyond Greater Transit Zone
R8B	1,700 sf	18 ft	20/ 30 ft	80% (interior)/ 100% (corner)	4	4.8	55-65 ft	85 ft	75 ft	95 ft	N/A	0%	12 (standard), 0% (QAH)	40% (standard), 12% (QAH), 10% (qualifying senior housing)

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66 East 1st Street Development Opportunity

Zoning District R8B - FAR-4 - 12,980 BSF



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66 East 1st Street Development Opportunity

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Asking Price Furnished Upon Request

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