



**LANDAIR
PROPERTY
ADVISORS**

Up to 15,171 BSF Development Site in Crown Heights

1283 St Marks Avenue, Brooklyn, NY 11213

Presented by:

Alexandre Goulet

Ag@landairnyc.com | (212) 920-7658

Partner

Maha Alaoui

malaoui@landairnyc.com | (516) 713-7161

Senior Associate

Anand Melwani

AM@landairnyc.com | (516) 658-1222

Partner



PROPERTY SUMMARY

PROPERTY DESCRIPTION

Introducing a development opportunity in Crown Heights. This midblock site spans 3,890 sq. ft. (25' x 155') and currently features a 2,500 sq. ft. residential building, to be delivered vacant for immediate redevelopment.

Zoned R6 on a narrow street, the site allows for a new residential building of up to 8,558 sq. ft. at market rate (15,171 sq. ft. with UAP). Located just 0.6 miles from the A/C trains at Utica Ave and 2, 3, 4, 5 trains at Crown Heights-Utica Ave, the property offers convenient transit access to Manhattan, Downtown Brooklyn, and other key neighborhoods.

Crown Heights is experiencing notable growth and demand for residential spaces, making this an ideal location for development with easy access to transportation and local amenities. With the ongoing revitalization in the area, this property presents a significant opportunity for developers seeking to capitalize on the evolving real estate market.

PROPERTY HIGHLIGHTS

- 25'x155' lot zone R6: Up to 8,558 sq. ft. market rate (15,717 sq. ft. with UAP)
- 2,500 sq. ft. residential building delivered vacant and ready for redevelopment
- 0.6 miles to A/C trains at Utica Ave & 2, 3, 4, 5 trains at Crown Heights-Utica Ave
- Low annual taxes of \$2,608
- Close to local retail, parks, and schools, offering convenience for future residents



OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	3,890 Sq. Ft.
Lot Dimensions:	25' x 155'
Zoning District	R6 NS (2.2 FAR)
Residential BSF:	8,558 Sq. Ft.
UAP BSF:	15,171 Sq. Ft.
Price Per Buildable S.F.	\$152
UAP Price Per Buildable S.F.	\$85
Corner/Midblock:	Midblock
Street Frontage:	25.00 ft
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

Address	1283 St Marks Avenue
Area	Crown Heights
Block/Lot	1356/64
Lot Dimensions	25x155.58
Lot Sq. Ft.	3,890

BUILDING INFORMATION

Building Type	Residential
Building Sq. Ft.	2,500
Total Units	2

NYC FINANCIAL INFORMATION

Assessed Value	\$13,146
Tax Rate	20.085%
Gross Taxes	\$2,608

ZONING INFORMATION

Zoning District	R6 NS
Base Floor Area Ratio (FAR)	2.2
Residential Buildable Sq. Ft.	8,558
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	3.9
UAP Buildable Sq. Ft.	15,171
Community Facility FAR	4.8
Community Facility Buildable Sq. Ft.	18,672
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



Zoning and Land Use Map (Zola)









ADVISORY TEAM



Alexandre Goulet
Partner
Ag@landairnyc.com
(212) 920-7658



Maha Alaoui
Senior Associate
malaoui@landairnyc.com
(516) 713-7161



Anand Melwani
Partner
AM@landairnyc.com
(516) 658-1222

