

PRIME DEVELOPMENT OPPORTUNITY

ASKING PRICE: Available Upon Request

PROPERTY INFORMATION

Property Location:	Between Utica Avenue & Schenectady Avenue
Block/Lot:	1424/16
Lot SF:	4,810 SF
Lot Dimensions:	40' x 120.25'
Buildable SF:	16,546 SF
Zoning:	R7-1
FAR:	Refer to table
Assessment:	\$154,985 (25/26)
R.E. Taxes:	\$19,373 (25/26)



PROPERTY DESCRIPTION

- A development site which has an as-of-right zoning entitlement to 16,646 SF.
- Currently on-site is a (2) story apartment building consisting of 4 residential units.

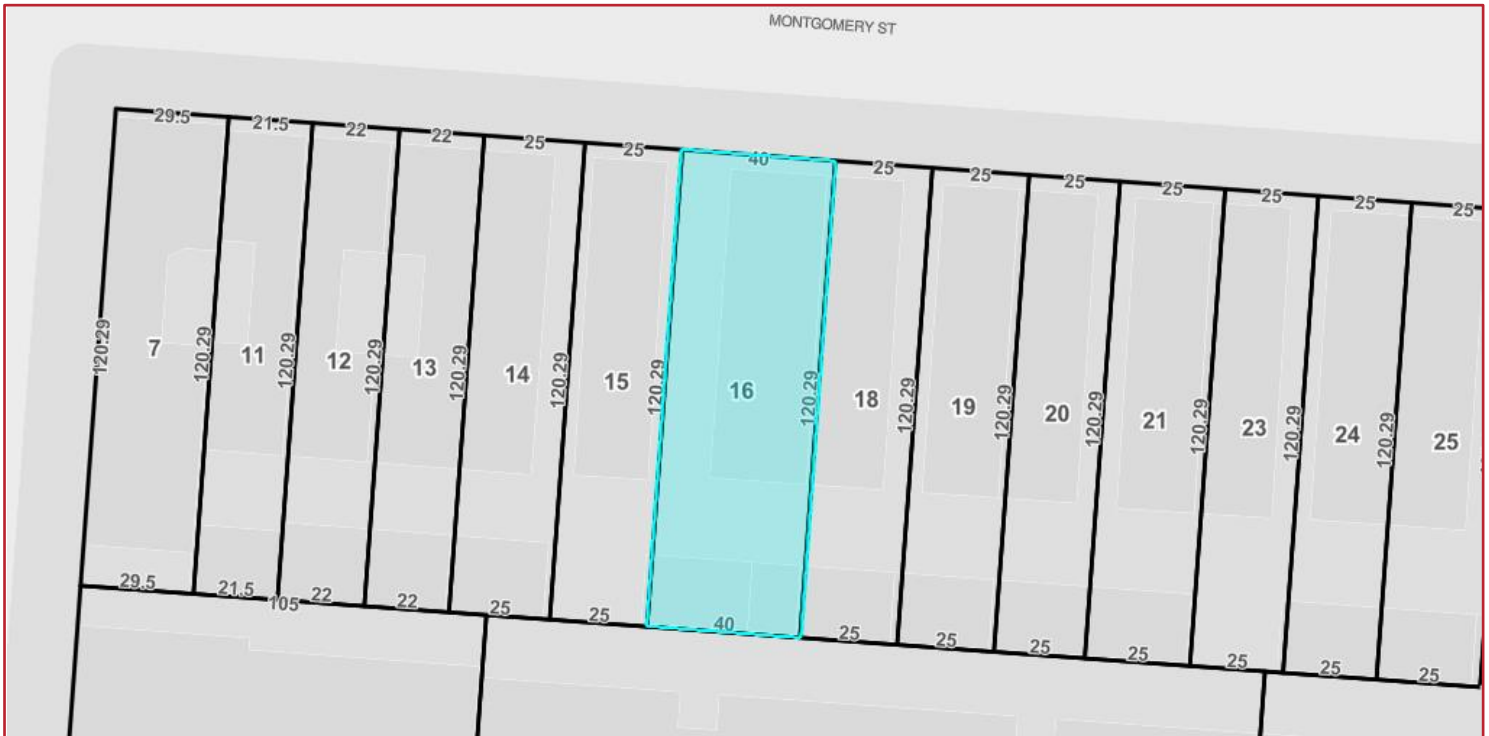
FAR TABLE

Total Lot Area	4,810 SF
Max. Residential FAR	3.44
Max. Residential ZFA	16,546 SF

PRIME DEVELOPMENT OPPORTUNITY

ASKING PRICE: Available Upon Request

TAX MAP



MAP

