

# 522 AVENUE X

BROOKLYN, NY

DEVELOPMENT SITE FOR SALE



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# PROPERTY SUMMARY

## OFFERING

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Address	522 Avenue X
City	Brooklyn, NY 11235
Neighborhood	Sheepshead Bay
Block/Lot	07202-0009, 8, 50
Type	Development Site

## PROPERTY

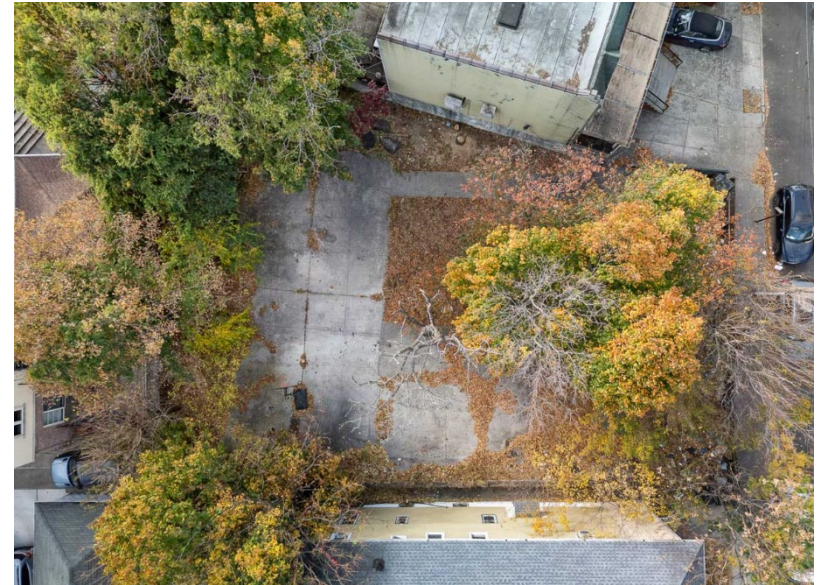
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Lot Dimensions	60ft x 109.59ft
Lot SF	7,334 SF
Building SF	Vacant Lot
Occupancy	Vacant
RE Taxes	\$6,340 (1B)

## ZONING

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Zoning	R4/OP
FAR	0.75 (2.00 Facility)
Buildable	5,500.56 BSF
Max Buildable	14,668.16 BSF w/ Facility



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# PROPERTY HIGHLIGHTS

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## LOCATION

- Located in the Sheepshead Bay neighborhood of the Brooklyn
- Located between Ocean Pkwy & Hubbard S

2

## PROPERTY

- 60ft x 109.59ft Lot
- 89ft width in rear of lot
- Vacant Lot

3

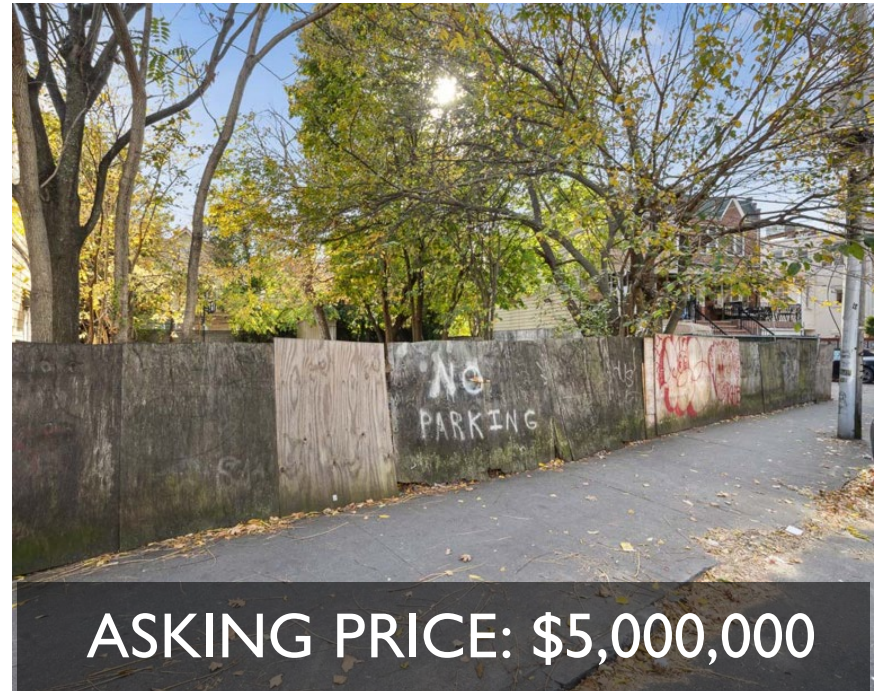
## ZONING

- R4/OP Zoning
- 5,500.56 BSF as of right
- 14,668.16 BSF Max BSF

4

## TRANSPORTION

- Steps from F & Q Train
- Blocks from Ocean Pkwy, Coney Island Ave, & Belt Pkwy



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# AERIAL IMAGES



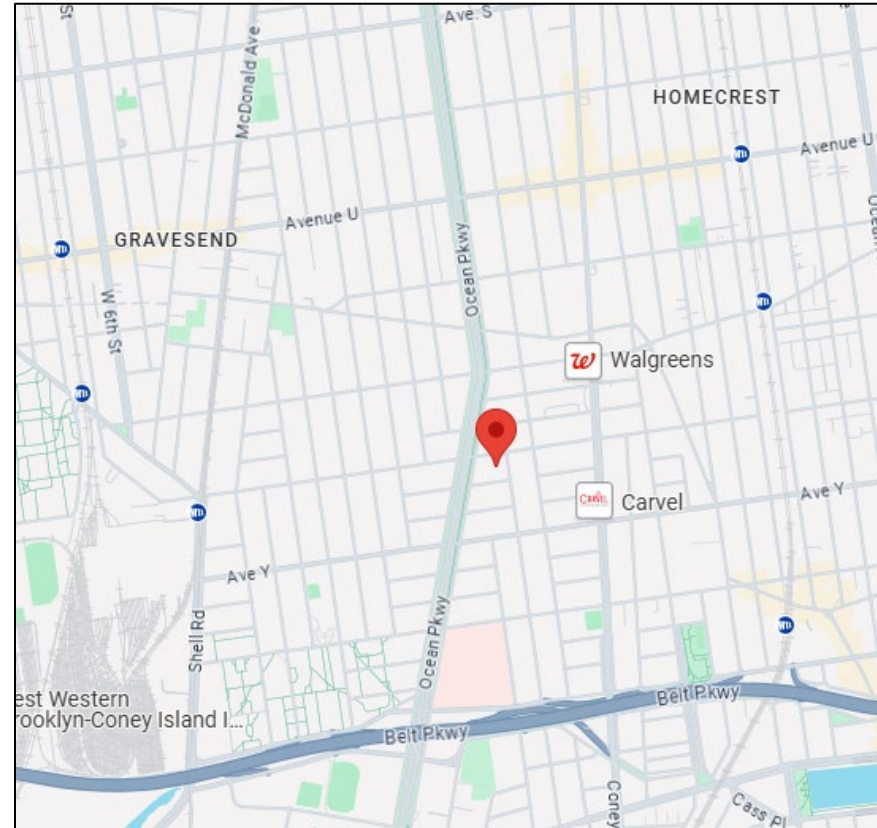
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# MAPS & TRANSPORTATION



- 12 minute (0.5 miles) walk to **F**
- 14 minute (0.6 miles) walk to **Q**
- 18 minute (0.8 miles) walk to **N**

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EXCLUSIVE AGENT:

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