

TWO STORY SINGLE FAMILY MANSION FOR SALE
EXCELLENT DEVELOPMENT/USER OPPORTUNITY
6901-6923 AVENUE W
AKA: 2283 EAST 69TH STREET, 2284 EAST 70TH STREET
BROOKLYN, NEW YORK

Location:	North west corner of Avenue W and East 70 th Street		
Block:	8438		
Lot:	6		
Lot Size:	100' x 200' irr		
Lot Square Footage:	15,000 Square feet		
Building Size:	Basement:	64' x 110' irr =	5,612
	1 st Floor:	64' x 110' irr =	5,612
	2 nd Floor:	64' x 110' irr =	5,612
Stories:	Two (2)		
Gross Square Feet:	11,224 (Approximately)		
Zoning: (FAR)	R3-2 (0.5) and R3-1 (0.5) Height Limit 35'		
Total Buildable Square Feet:	7,500		
Total Available Air Rights:	No Air Rights		
Assessment:	\$166,148 (24/25)		
Real Estate Taxes:	\$0.00 The property is tax exempt		

Description: A 64' wide two-story vacant corner single family mansion which is one of the largest residential properties in Brooklyn. The property is on a 15,000 square foot lot with 110' of frontage on Avenue W.

The mansion has three bedrooms, a full bathroom, two kitchens, two half bathrooms, living room, dining room and four car garage. The house has 20' ceilings along with a full basement which has 9' ceilings.

The property is a **prime development opportunity**, it can be subdivided into five buildings with each building being a three family with a driveway and garage. The developer would save on hard cost by not taking the original building down, but converting it into five separate buildings.

The property can also be developed it into an apartment building and the units rented or sold as condos. The developer can also renovate the building and rent it out as Airbnb or a summer home or to a family on a monthly basis.

The property is also a **great user opportunity**, a user can renovate the building to live in with their family. They can also rent out the four car garage and front yard for parking.

Located in the Bergen Beach neighborhood, the area is a great place to raise a family. The area has fine restaurants, coffee shops and parks also most of the area is surrounded by single and two family homes. Kings Plaza is a few blocks away along with the Georgetown Shopping Center. The area is service by the B46, B41 and B3 bus which gives access to the 2, 5 and 3 trains.

ASKING PRICE: \$3,000,000

**For Further Information or Inspection, Please Contact Sales Agent:
Kervin Vales (212) 396-8244 Or Cell: 917-564-5242**





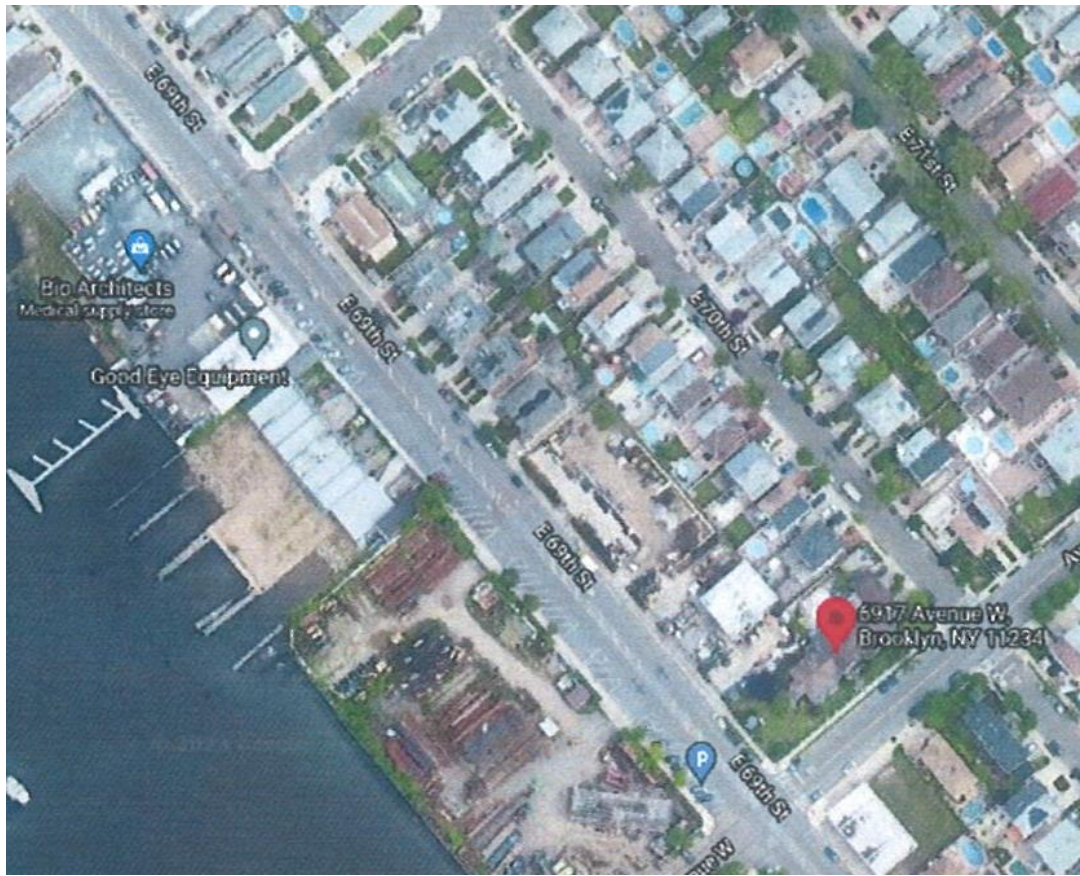


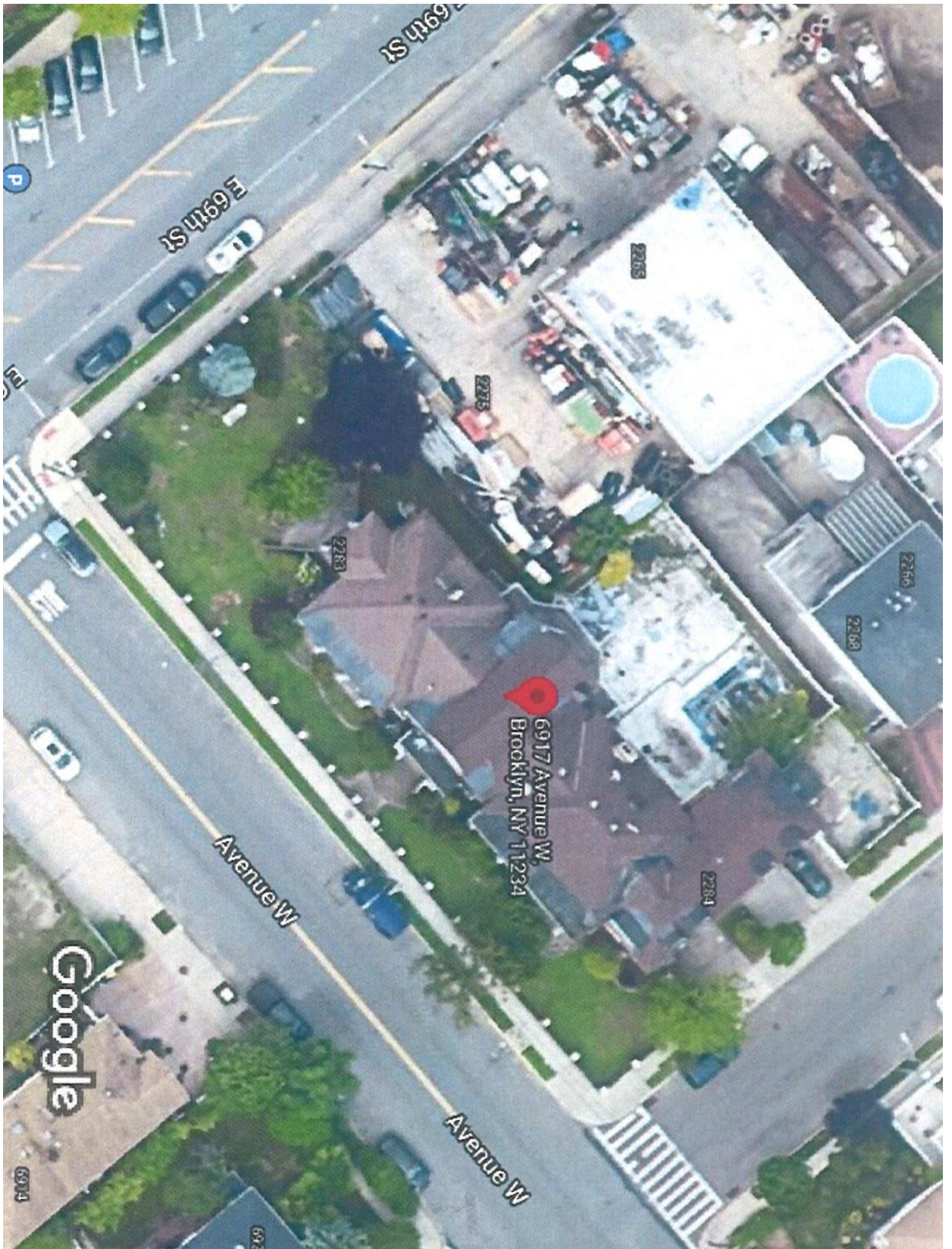






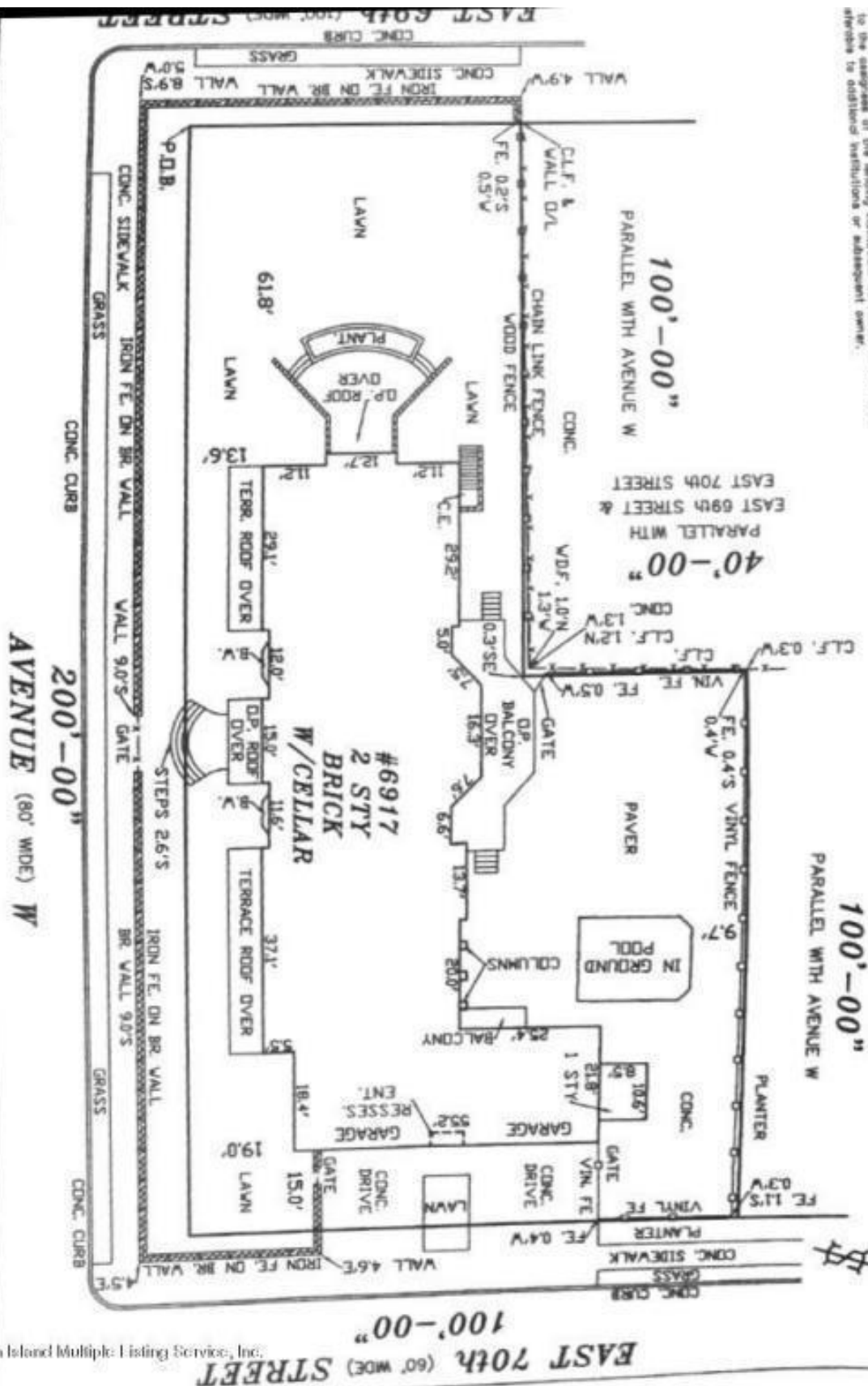






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Staden Island Multiple Listing Service, Inc.