

PROPERTY SNAPSHOT			
ADDRESS	172 Saint Nicholas Avenue, Brooklyn, NY 11237		
LOCATION	Corner-lot on the south-east corner of the intersection of St. Nicholas Avenue and Himrod Street.		
BLOCK/LOT	3271/0030		
LOT DIMENSIONS	100' x 90' (Rectangle)		
LOT AREA SF	9,000 SF		
FRONTAGE	100' on Saint Nicholas Avenue; 90' on Himrod Street		
YEAR BUILT	1957		
TOTAL GSF	11,300 SF		
NUMBER OF FLOORS	Church - 2 floors and partial basement Rectory - 2 floors and full basement		
CURRENT USE	Existing church and fellowship hall plus a rectory		
ZONING SUMMARY			
ZONING	R6		
Use	<u>Resi.</u>	<u>Resi. (Incl. UAP)</u>	<u>Comm. Facil.</u>
FAR	2.20	3.90	4.80
MAX ZFA	19,800 SF	35,100 SF	43,200 SF
BUILDING GROSS AREA	11,300 SF		
POTENTIAL EXCESS DEV. RTS.	8,500 SF	23,800 SF	31,900 SF