

1406  
PITKIN AVENUE  
BROOKLYN, NY



## 1406 PITKIN AVENUE - PROPERTY OVERVIEW



### PROPERTY DESCRIPTION

Cushman and Wakefield has been exclusively retained to arrange the sale of 1406 Pitkin Avenue, located in Ocean Hill, Brooklyn. This property features an existing 7,105 square foot (SF) building with an elevator and a private driveway. It is currently operated as a funeral home, but it will be delivered vacant allowing for a great opportunity to a user or developer.

Situated on a 4,656 SF lot (approximately 40' x 125'), the site offers significant development potential and flexibility. 1406 Pitkin Avenue is conveniently located just off of Eastern Parkway and four blocks away from the Utica Avenue train station serviced by the 3 and 4 trains. The area is also serviced by multiple bus routes including the B14, B17, B46 and the B45 that is one block away.

## 1406 PITKIN AVENUE - PROPERTY OVERVIEW

### PROPERTY INFORMATION

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Address:	1406 Pitkin Avenue Brooklyn, NY 11233
Submarket:	Ocean Hill
Block & Lot:	1477-25
Lot Dimensions:	40' x 125.67'
Lot SF:	4,656
	Irregular SF (approx.)

#### BUILDING INFORMATION

Property Type:	Funeral Home
Building Dimensions:	40' x 100'
Stories:	2+ Lower Level
Total Gross SF:	7,105
	SF (approx.)

#### ZONING INFORMATION

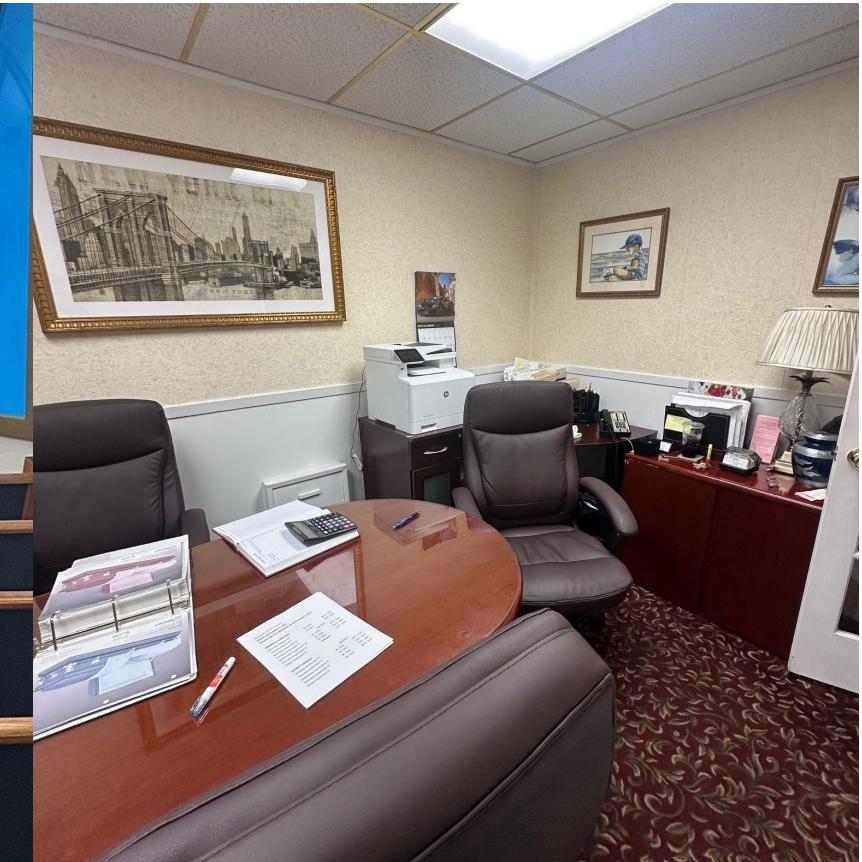
Zoning:	C8-2
Commercial FAR (As-of-Right):	2.00
Community Facility FAR:	4.80
Total Buildable SF (As-of-Right):	9,312
Total Buildable SF (Comm Facility):	22,348
	SF (approx.)
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#### NYC FINANCIAL INFORMATION (25/26)

Total Assessment:	\$ 319,950	*Per February 2025 Tax Bill
Annual Property Tax:	\$ 34,443	
Tax Class	4	
Tax Rate:	10.762%	

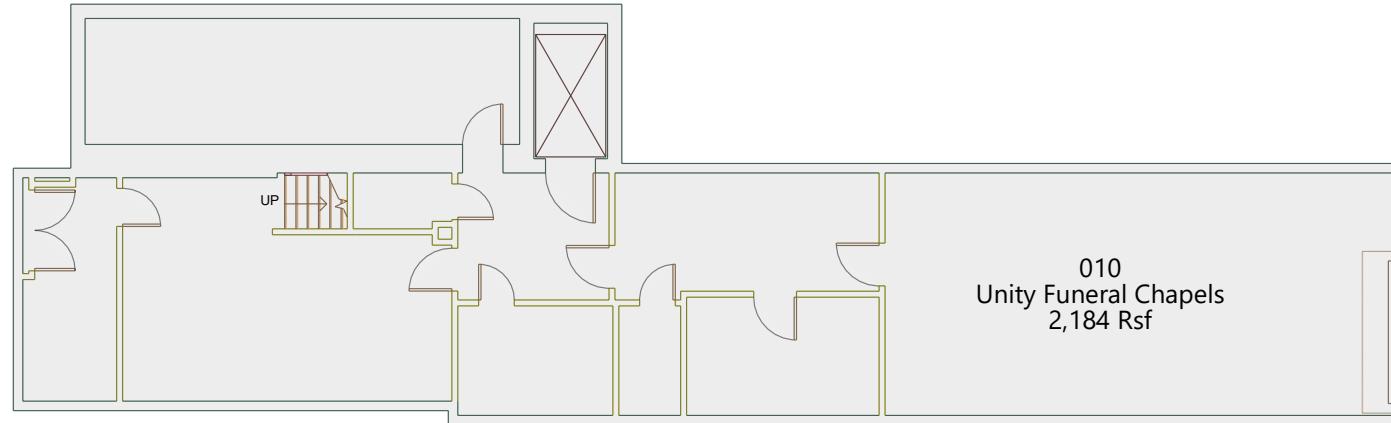


PROPERTY PHOTOS

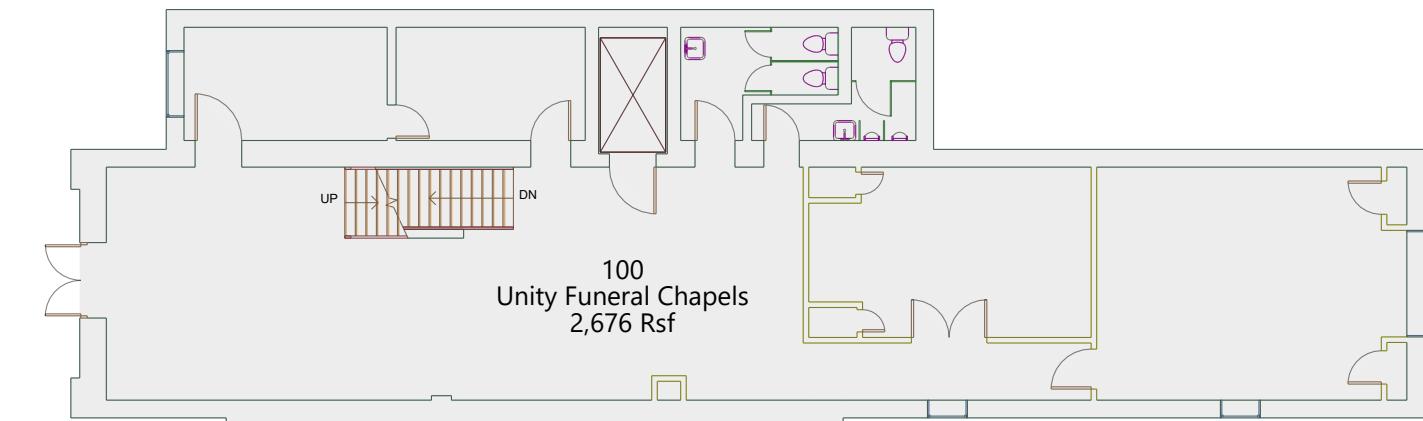


FLOOR PLANS

CELLAR  
2,184 RSF

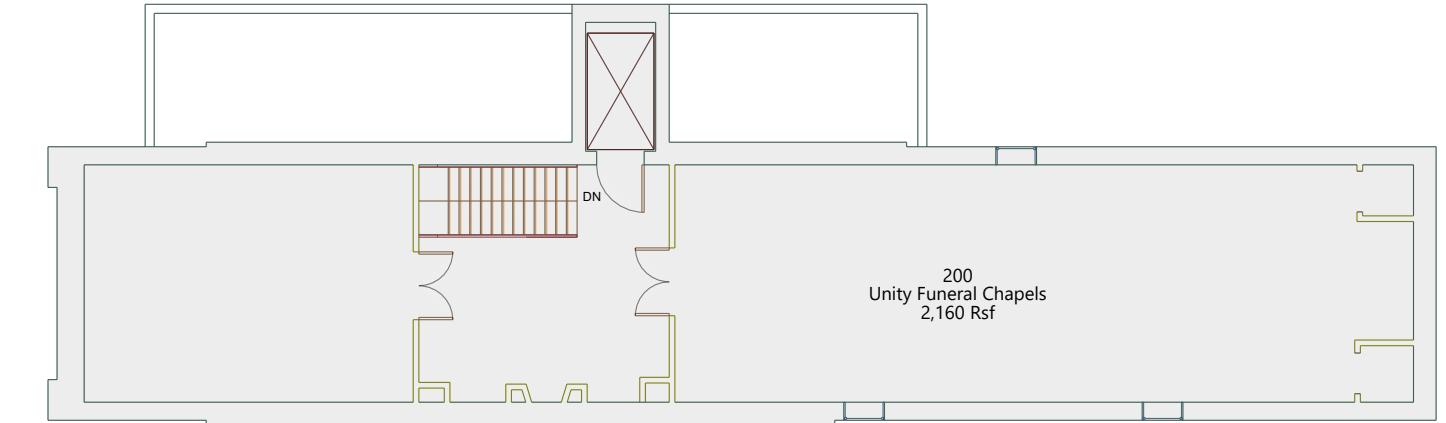


FLOOR 1  
2,184 RSF

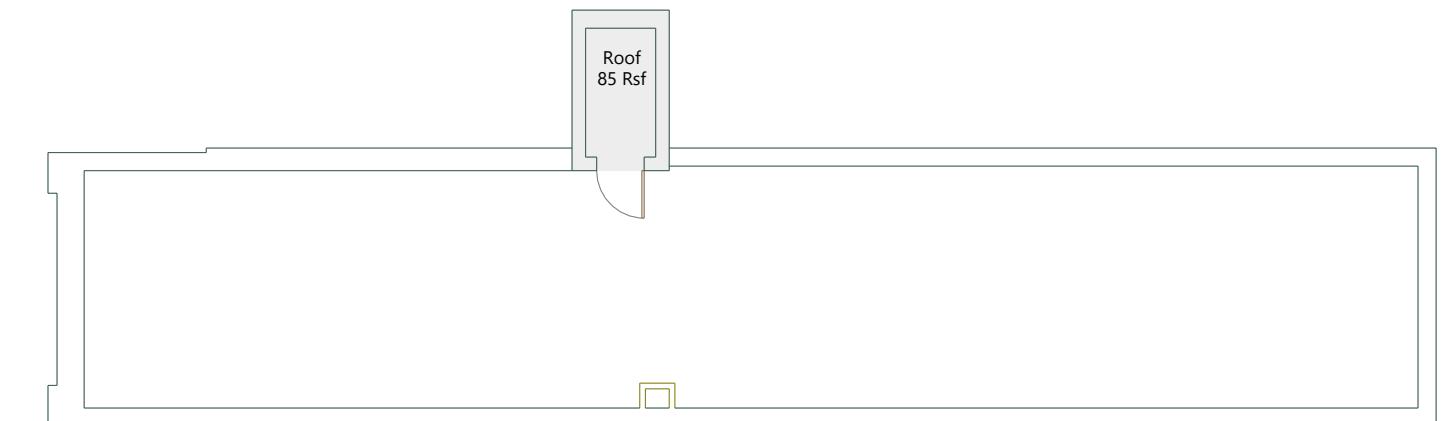


FLOOR PLANS

FLOOR 2  
2,160 RSF

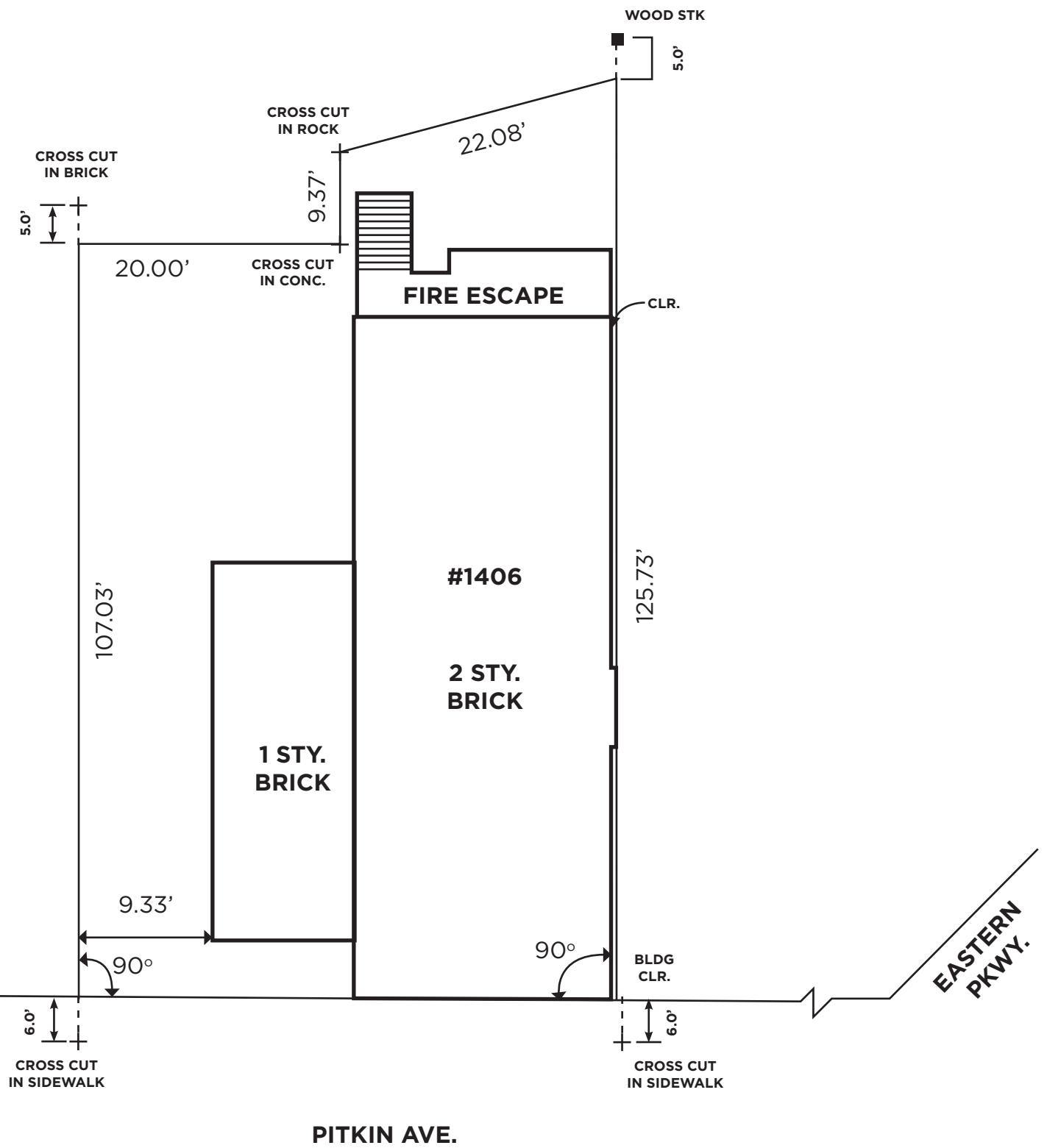


ROOF  
85 RSF



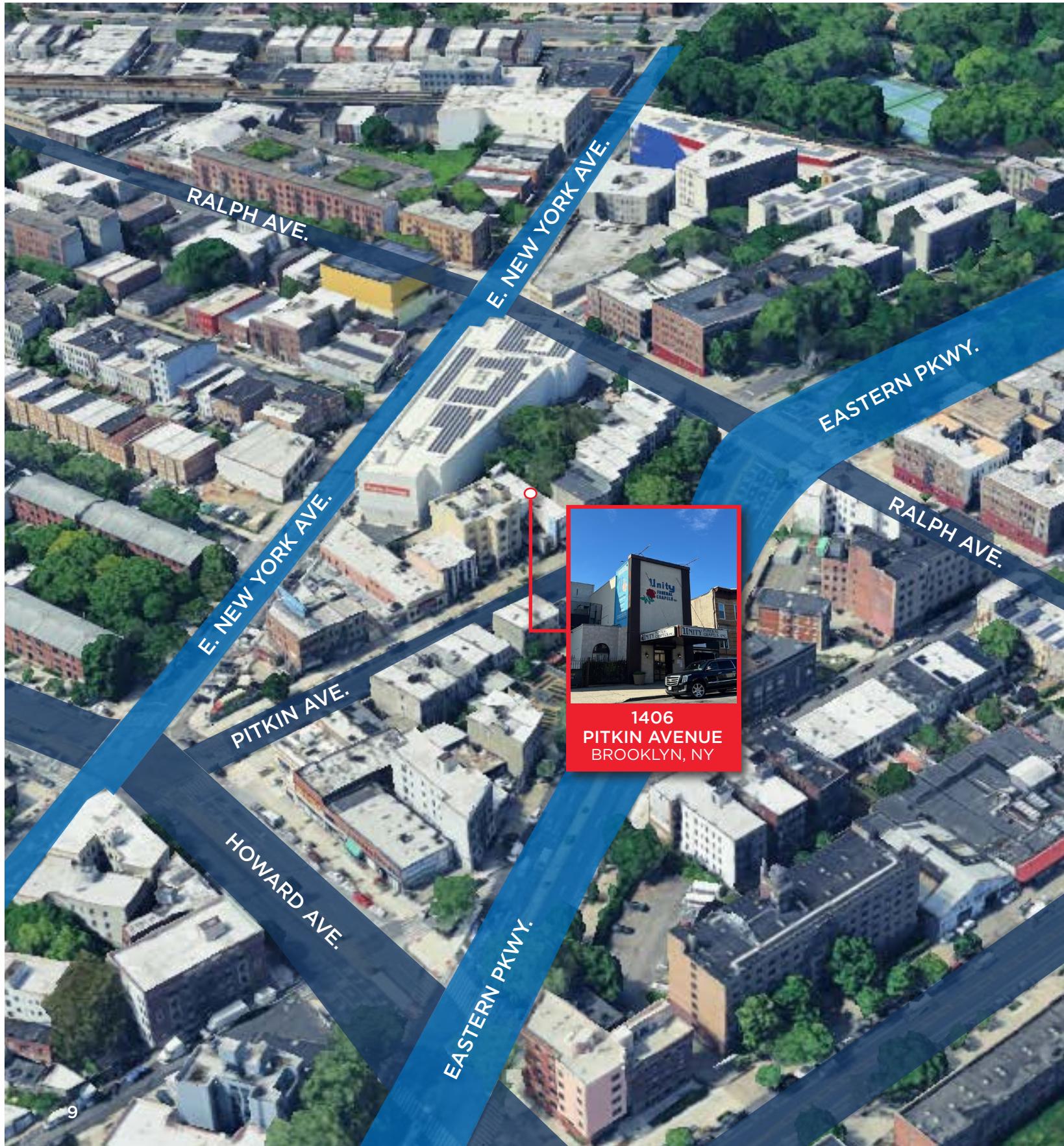
## 1406 PITKIN AVENUE

# **SURVEY**



# 1406 PITKIN AVENUE

## AERIAL MAP



# 1406

## PITKIN AVENUE

## BROOKLYN, NY



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