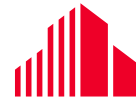


1406

PITKIN AVENUE
BROOKLYN, NY



CUSHMAN &
WAKEFIELD



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

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

BUILDING INFORMATION		
Property Type:	Funeral Home	
Building Dimensions:	40' x 100'	Irregular
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	SF (approx.)
Total Buildable SF (Comm Facility):	22,348	SF (approx.)

NYC FINANCIAL INFORMATION (25/26)		
Total Assessment:	\$	319,950 <i>*Per February 2025 Tax Bill</i>
Annual Property Tax:	\$	34,443
Tax Class	4	
Tax Rate:	10.762%	



PROPERTY PHOTOS

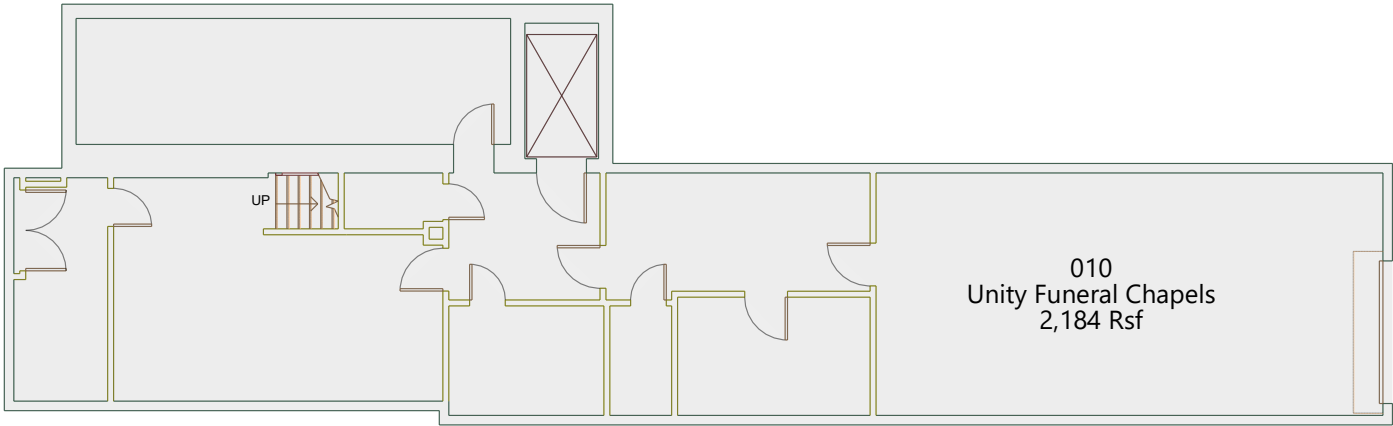


PROPERTY PHOTOS

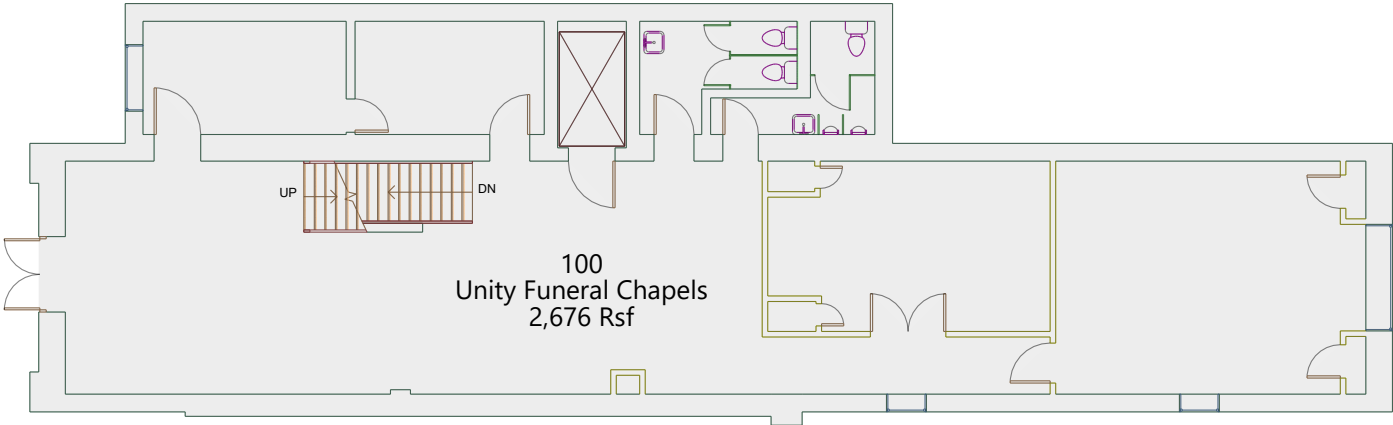


FLOOR PLANS

CELLAR
2,184 RSF

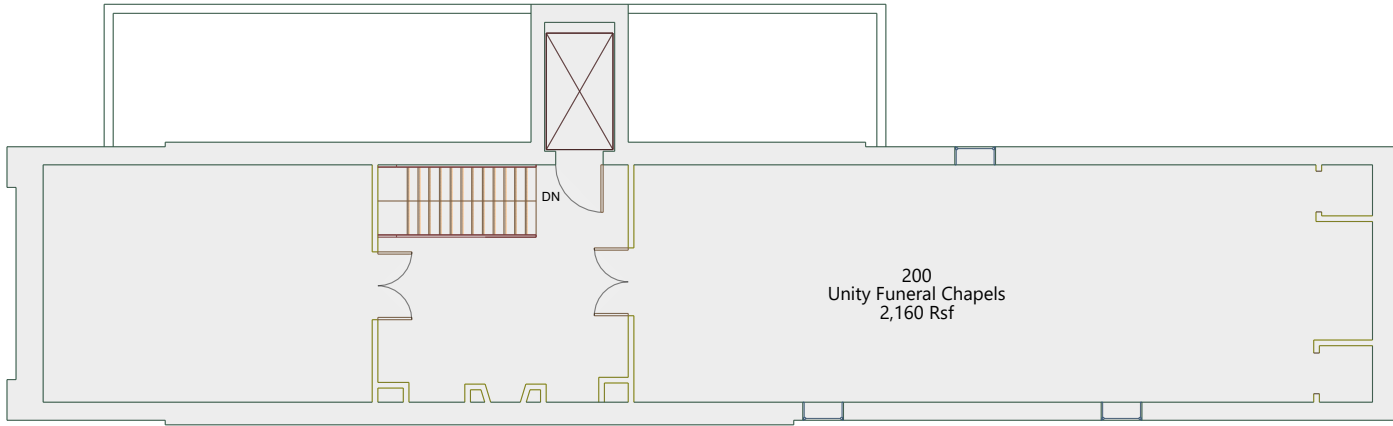


FLOOR 1
2,184 RSF

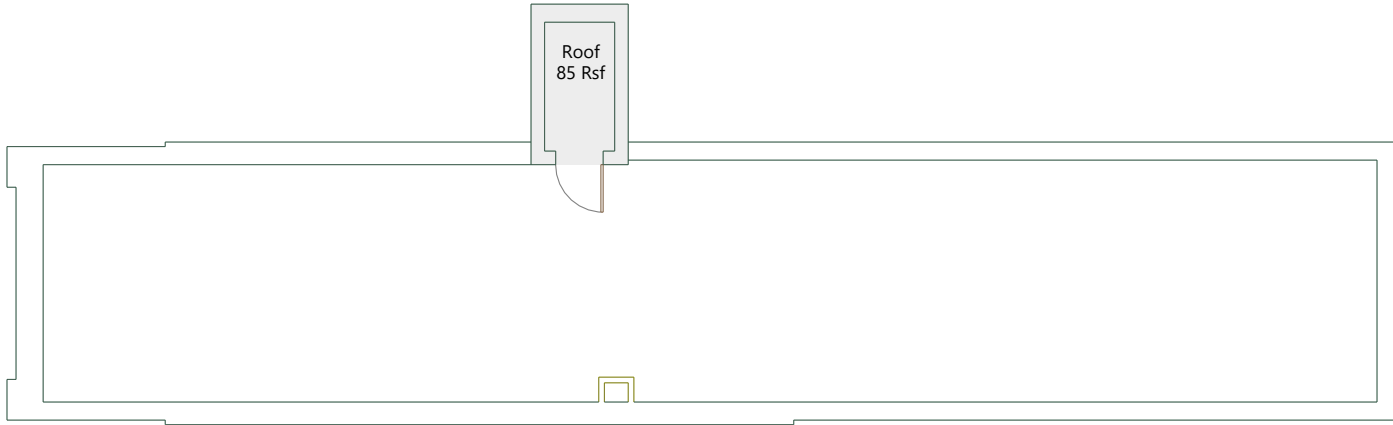


FLOOR PLANS

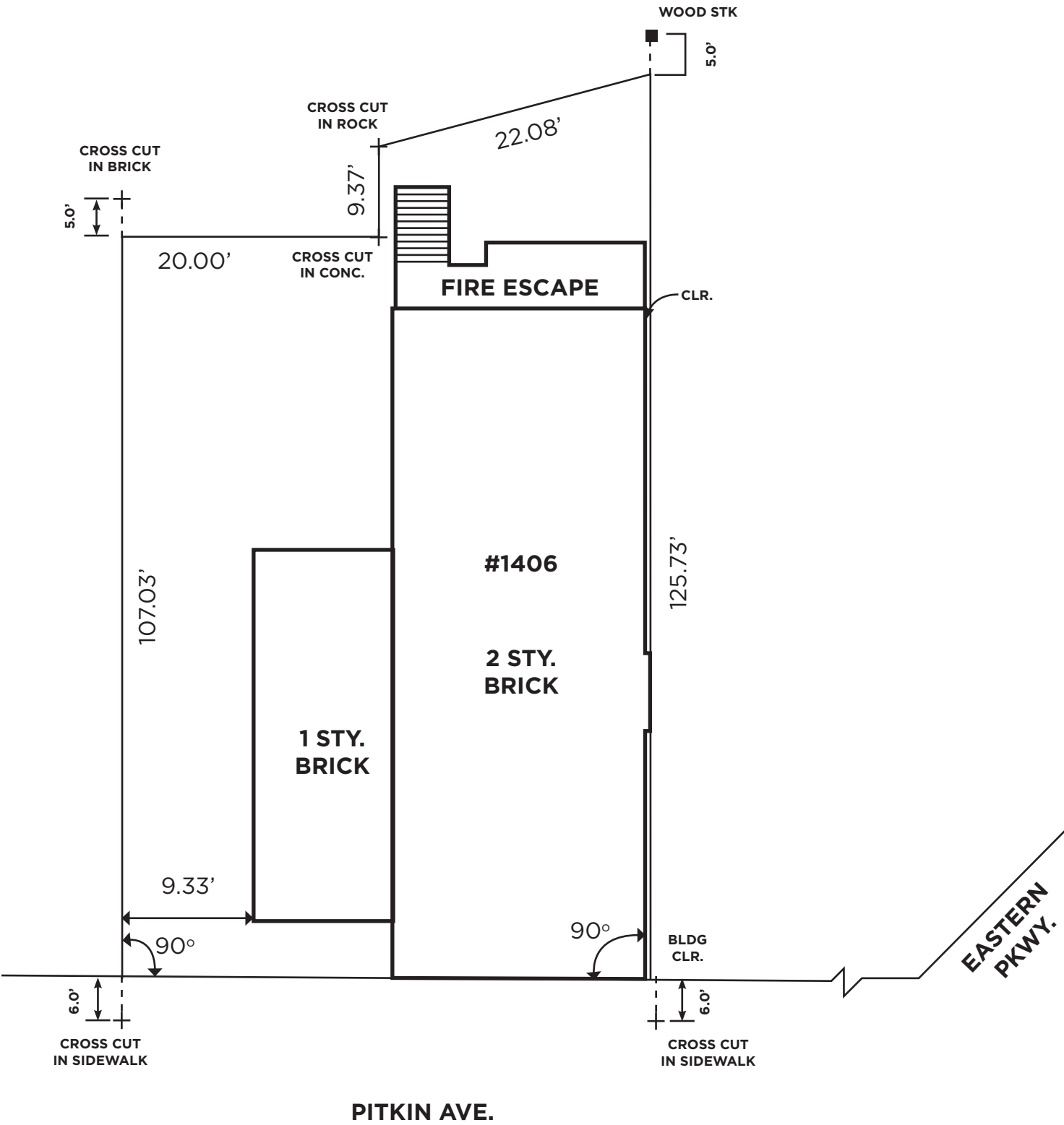
FLOOR 2
2,160 RSF



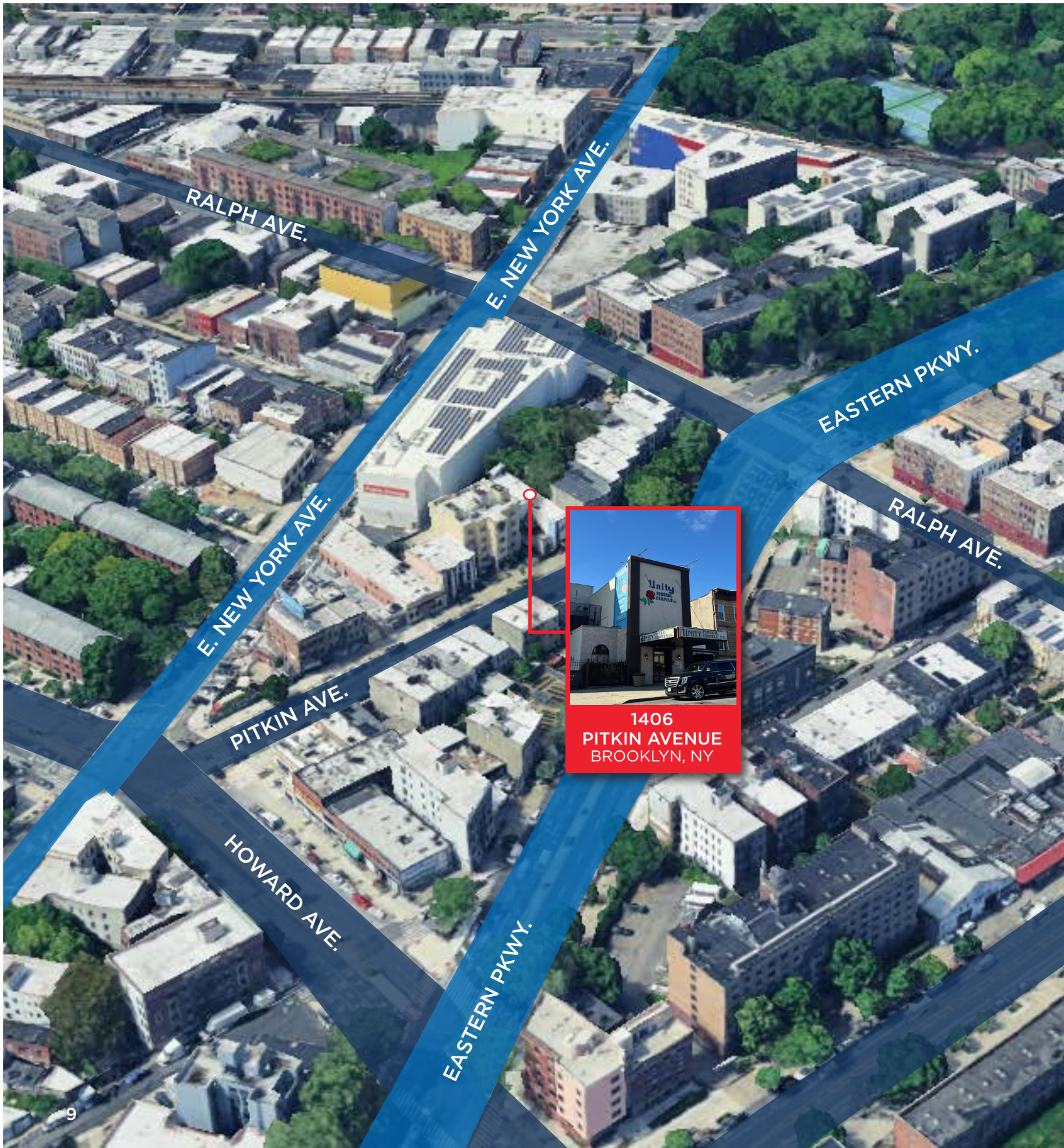
ROOF
85 RSF



SURVEY



AERIAL MAP



1406

**PITKIN AVENUE
BROOKLYN, NY**



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