

2170 Mill Ave, Brooklyn, NY 11234



46,000 SF Flagship Corner Asset in Mill Basin Prime Cul-de-Sac Positioning with 560' of Combined Frontage

Location:	Brooklyn, N.Y. (11234)
Cross Streets:	Ave U & Ave V
Lot Size:	100 x 460 (46,000 SF)
Zoning:	R3-1
Layout:	Warehouse / Garage: 7,800 SF

A rare opportunity to acquire a massive **100' x 460' corner footprint** at the intersection of Mill Avenue and Avenue V. This property is uniquely situated on a quiet cul-de-sac (Avenue V), offering the perfect blend of institutional scale and neighborhood tranquility. Currently utilized as a high-visibility automotive facility, the site's expansive 46,000 SF lot area provides a "blank canvas" for a flagship community facility, a luxury estate compound, or a specialized commercial operation.

Price: \$12,500,000

For more information please contact:

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A NEW YORK STATE CORPORATION

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Investment Highlights

- **Superior Corner Frontage:** Boasting approximately **560 feet of combined street frontage**, the property offers exceptional visibility and multiple points of ingress/egress.
- **The "Cul-de-Sac" Advantage:** Avenue V serves as a low-traffic, high-privacy cul-de-sac. This makes the site ideal for uses where safety, quiet, and limited through-traffic are essential—such as a private school, a high-end daycare, or an exclusive medical boutique.
- **Institutional Density (FAR 1.0):** Under NYC R3-1 Community Facility regulations, a developer can build up to **46,000 BSF** for schools, medical centers, or houses of worship. This doubles the density permitted for residential use and offers a far more lucrative development path. Fontan Architecture notes that R3 zoning allows for a **1.0 FAR** for community facilities with up to 60% lot coverage on corner lots.
- **Pre-Existing Commercial Use:** As a long-standing automotive sales lot, the property maintains a rare "pre-existing non-conforming" status. This is a high-value asset for automotive groups or fleet operators seeking a large-scale, paved, and fenced lot in an affluent Brooklyn enclave.

Potential Use Scenarios

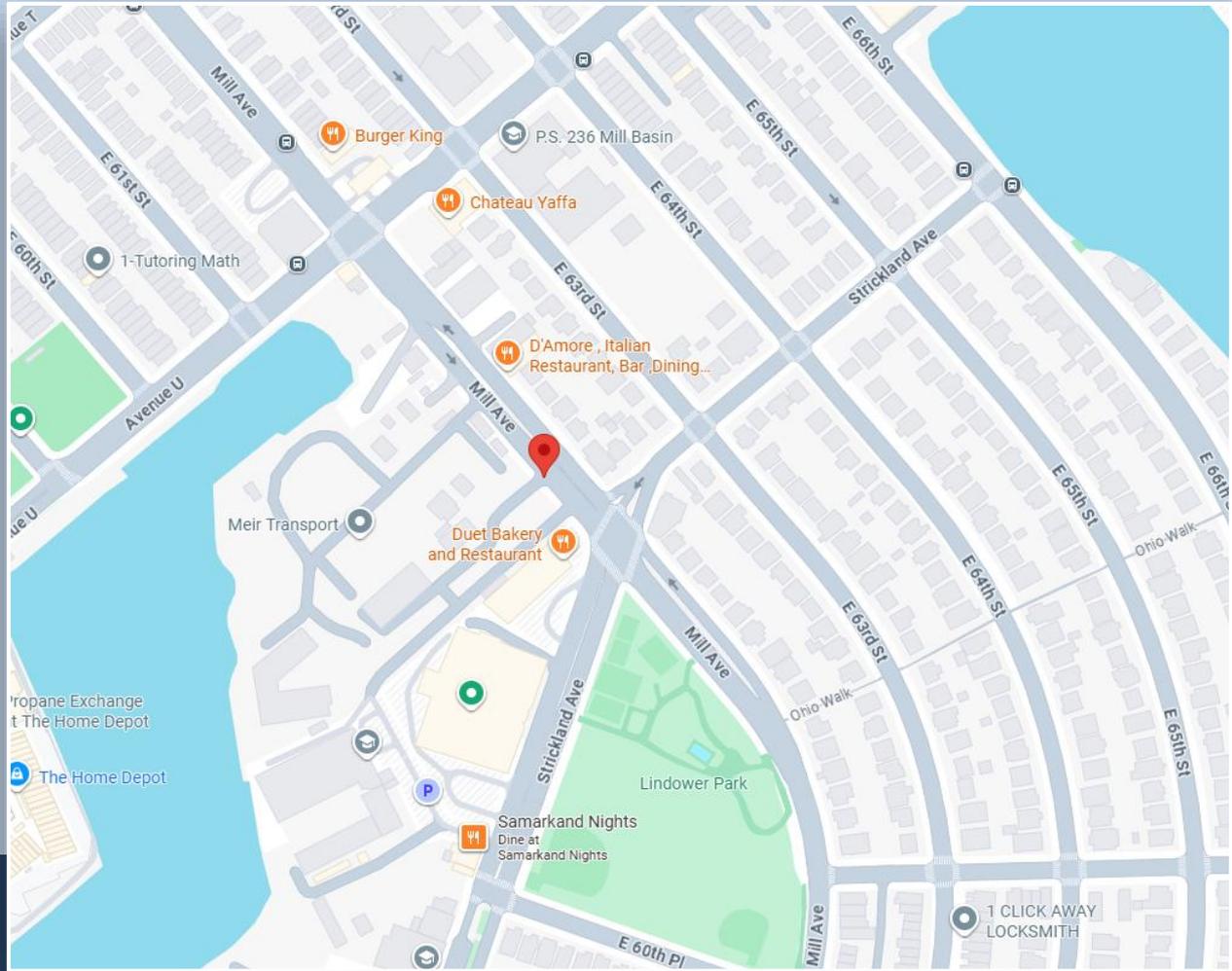
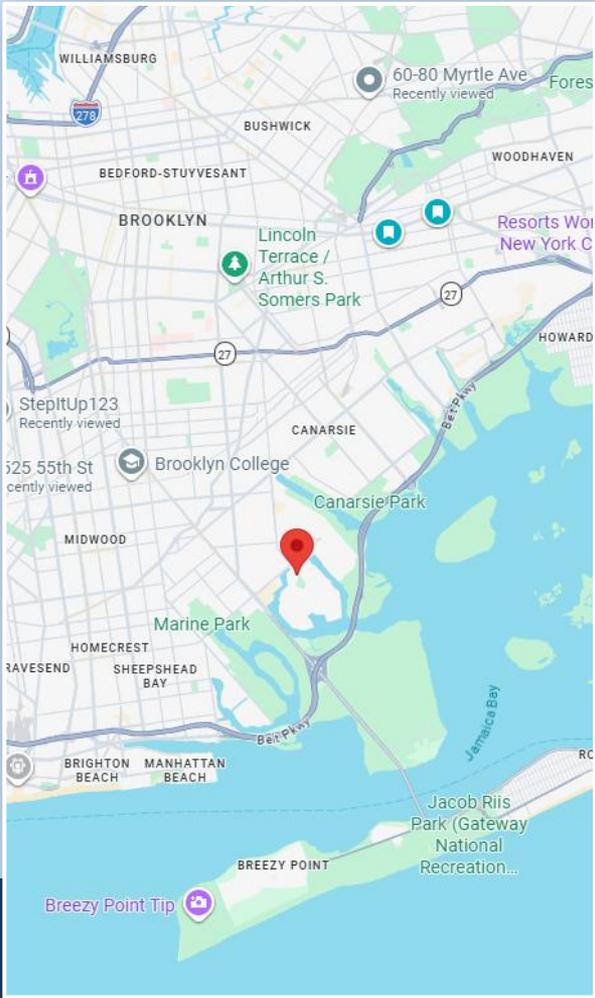
1. **Flagship Community Campus:** Perfect for a large-scale school or religious center. The corner position allows for a grand entrance on Mill Avenue with private, secure student/member drop-off on the quiet Avenue V cul-de-sac.
2. **Boutique Luxury Development:** Despite the low FAR for residential, the 46,000 SF footprint could be reimagined as a series of ultra-luxury detached mansions on oversized lots, catering to Mill Basin's highest-tier buyers.
3. **Specialized Automotive/Logistics:** The enormous paved area and corner access make this one of the most efficient car sales or fleet storage sites in South Brooklyn, located just minutes from Kings Plaza and the Belt Parkway.

Property Specifications

- **Location:** Corner of Mill Avenue & Avenue V, Mill Basin, Brooklyn, NY
- **Lot Size:** 46,000 Sq. Ft. (approx.)
- **Frontage:** 100' on Mill Ave | 460' on Avenue V
- **Zoning:** R3-1 (Residential / Community Facility)
- **Community Facility FAR:** 1.0 (Approx. 46,000 BSF)
- **Current Use:** Automotive Sales/Storage (see C / O) attached.

All information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to its accuracy or completeness. All information, including but not limited to dimensions, square footage, zoning, income, expenses, and property condition, is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. Prospective purchasers are advised to independently verify all information through their own due diligence. Broker and ownership assume no responsibility or liability for the accuracy of the information provided.

2170 Mill Ave
Brooklyn, NY 11234



DEPARTMENT OF BUILDINGS

ck BOROUGH OF Brooklyn, THE CITY OF NEW YORK

Date OCT 11 1962

No. 181491

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~XXXX~~ - altered - ~~XXXXXX~~ - building - premises located at
2170 Mill Avenue, west side 116'9 1/2" North of Strickland Avenue
 Block **8470** Lot **1150**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the **west** side of **Mill Avenue**
 distant **116'9 1/2"** feet **north** from the corner formed by the intersection of
Mill Avenue and **Strickland Avenue**
 running thence **north 100.03** feet; thence **west 462.57** feet;
 thence **south 100.00** feet; thence **east 460.00** feet;
 running thence _____ feet; thence _____ feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~XXXXXX~~ Alt. No. - **1731-1962** Construction classification - **fireproof**
 Occupancy classification - **see occupancy below** Height **1** stories. **25** feet.
 Date of completion - **const. 10-9-62** Located in **M2-1 & M 3-1** Zoning District.
 at time of issuance of permit **plumb. 10-9-62**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: _____ } (Calendar numbers to be inserted here)
 and The City Planning Commission: _____

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces _____
 Off-Street Loading Berths _____

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
First	on ground	10	woodworking shop and storage - use group 16
Yard	on ground	-	accessory parking and storage for more than five (5) motor vehicles for factory and general storage of material in open yard.
NOTE			USE TO COMPLY WITH SECTION 42-20 PERFORMANCE STANDARDS OF THE AMENDED ZONING RESOLUTION
TOTAL:-			AS STATED ABOVE

WILLIAM ROTH
 Borough Superintendent
[Signature]

