

1001 BUSHWICK AVENUE, BROOKLYN, NY 11221

MULTI-FAMILY DEVELOPMENT OPPORTUNITY | CORNER LOT | OPPORTUNITY ZONE



5,625

Lot Area SF

75' x 75'

Lot Dimensions

R6

Zoning District

BUSHWICK

Location

As owners of this turn-of-the-20th-century home, we present for sale this multi-family development opportunity located in the center of the borough's cultural hotspot-Bushwick, Brooklyn.

This 5,670 square-foot, two-family residence is situated on the northeast corner of Grove Street and Bushwick Avenue, the neighborhood's iconic main street boasting a mix of new Brooklyn development and historic buildings. The property is conveniently located a few blocks from the J/Z, M, L, and A/C trains and is also easily accessible by multiple bus lines.

1001 BUSHWICK AVENUE is being presented as an AS-IS sale to select, qualified developers. All vetted, non-contingent serious offers will be considered.

PROPERTY INFORMATION

Block / Lot	3322 / 1	
Tax ID	3-3322-1	
Zoning (FAR)	R6	2.43 - 3.0
Lot Dimensions	75' X 75'	
Lot Size	5,625	SF
Building Size	5,670	Gross SF
Assessed Market Value	\$ 2,327,000	(2019-20)
Est. Property Tax	\$ 4,404	(2019-20)



ASKING PRICE: \$ 3,950,000.00

For More Information Contact:

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The information contained herein has been provided either by the property owner or obtained from public sources as indicated and are deemed reliable. However, the owner and its agents make no guarantees or warranties, either express or implied, as to the accuracy of any information provided herein, and fitness for any particular purpose. All zoning information, buildable footage estimates, indicated uses, property characteristics, and all other sales factors contained herein must be independently evaluated and verified by the prospective buyer, its legal counsel, tax advisor, and real property specialists.

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ZONING*

The subject property is not located within a historic district and is not a landmarked building. The 5,625 square-foot-development site is currently zoned R-6 with an approximate 150' of street frontage. Within this medium-density, non-contextual residential zoning district, there exists additional development opportunity. The site has approximately 13,699 buildable square feet as-of-right (2.43 FAR) with a possible density bonus if Quality Housing Program is opted (3.0 FAR or 16,875 SF). Being situated within OPPORTUNITY ZONE 399 offers further tax benefits to future developers.

Medium-Density Non-Contextual Residence District

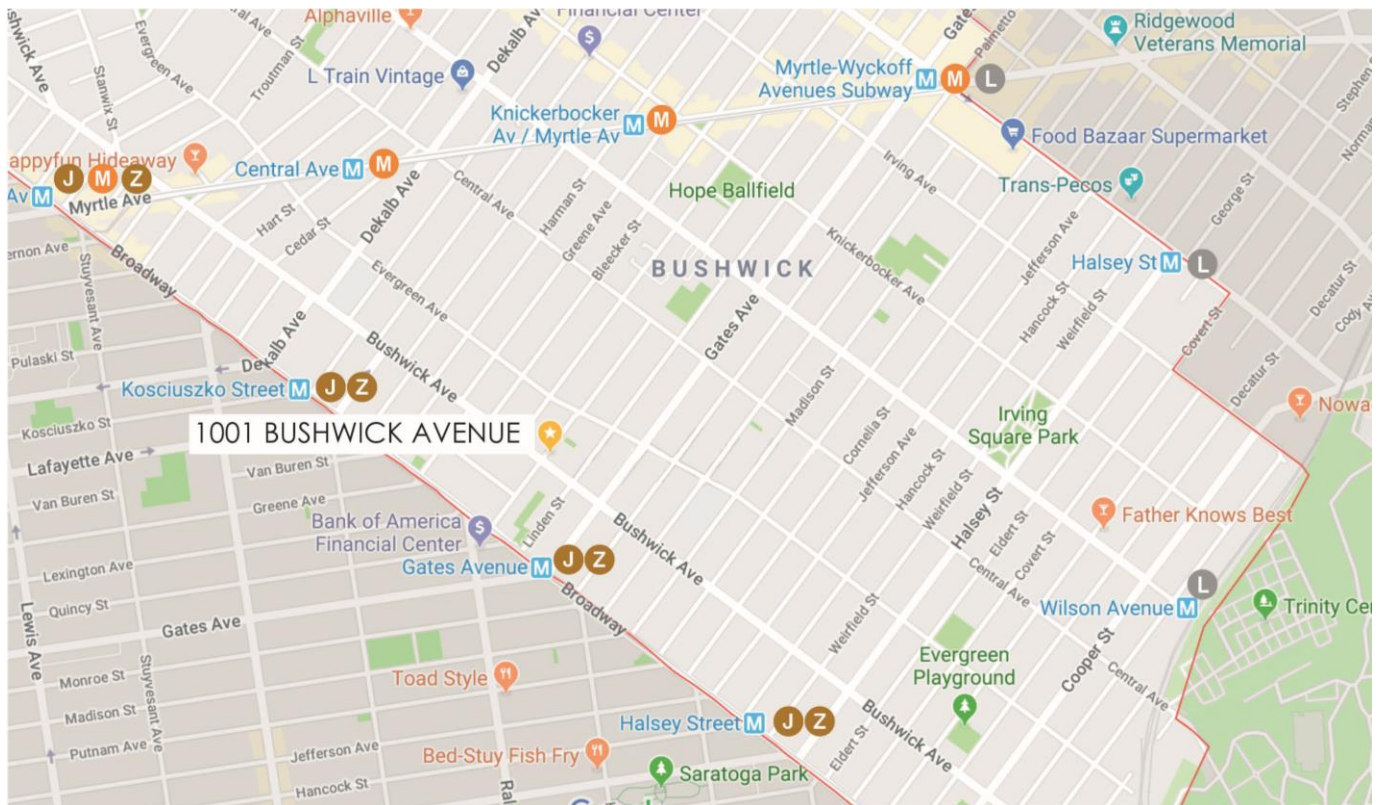
R6		FAR	Open Space Ratio	Sky Exposure Plane	DU Factor	Required Parking	
		max.	range			Basic	IRHU
Height Factor	Basic	0.78-2.43	27.50-37.50	Starts at 60 ft	680	70% of DU	25% of IRHU

Medium-Density Non-Contextual Residence District

R6 QH		Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking		
		min.	min.	min.	Corner	Other Lot	max.	min. -max.	max. (w/QGF)	max. (w/QGF)		Basic	IRHU	
Basic	Narrow Street	1,700 sf	18 ft	30 ft	100%		60%	2.20	30-45 ft	55 ft	n/a	680	50% of DU	25% of IRHU
	Wide Street						65%	3.00	40-65 ft	70 (75) ft	n/a (7)			
Inclusionary	Narrow Street						2.42	40-65 ft	115 ft	11				
	Wide Street						3.60							

*Zoning text and information taken from NYC.gov.

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