

731 Bergen Street New York, NY 11238

Asking Price: \$1,500,000

PROSPECT HEIGHTS DEVELOPMENT SITE FOR SALE

Development Opportunity

- The property is zoned R6B with a maximum FAR of 2.0
- The site allows approximately 4,050 buildable square feet
- As of right, this property can be developed into condominiums or rental building, or community facility building

Property Facts

CROSS STREETS:	Between Underhill & Washington Avenue
BLOCK_LOT:	1139_31
BUILDING CLASS:	G7
LOT SIZE:	27' x 75' *
LOT SF:	2,025 SF *
	*Approximately

Transportation

- The subject property is five blocks away from the A & C - trains at the Clinton - Washingto Ave station
- 7 blocks away from the 2, 3 & 5 trains at the Eastern parkway/Brooklyn museum station
- Buses that service the area are B45, B65, B48, & B69

Financials

ASSESSMENT (19/20):	\$56,970
TAXES (17/18):	\$5,990
TAX RATE:	10.5140%

Zoning Information

ZONING:	R6B
COMMUNITY FAR:	2.0
RESIDENTIAL FAR:	2.0
COMMUNITY BSF:	4,050 SF *
RESIDENTIAL BSF:	4,050 SF *
	*Approximately

For Further Information, Please Contact Exclusive Sales Team:

Brian Leary | 718.687.4200 | bleary@cpexre.com **Jidan Kim** | 718.687.4204 | jkim@cpexre.com
Justin Harris | 718.687.4205 | jharris@cpexre.com **Sean Sears** | 718.687.4227 | ssears@cpexre.com

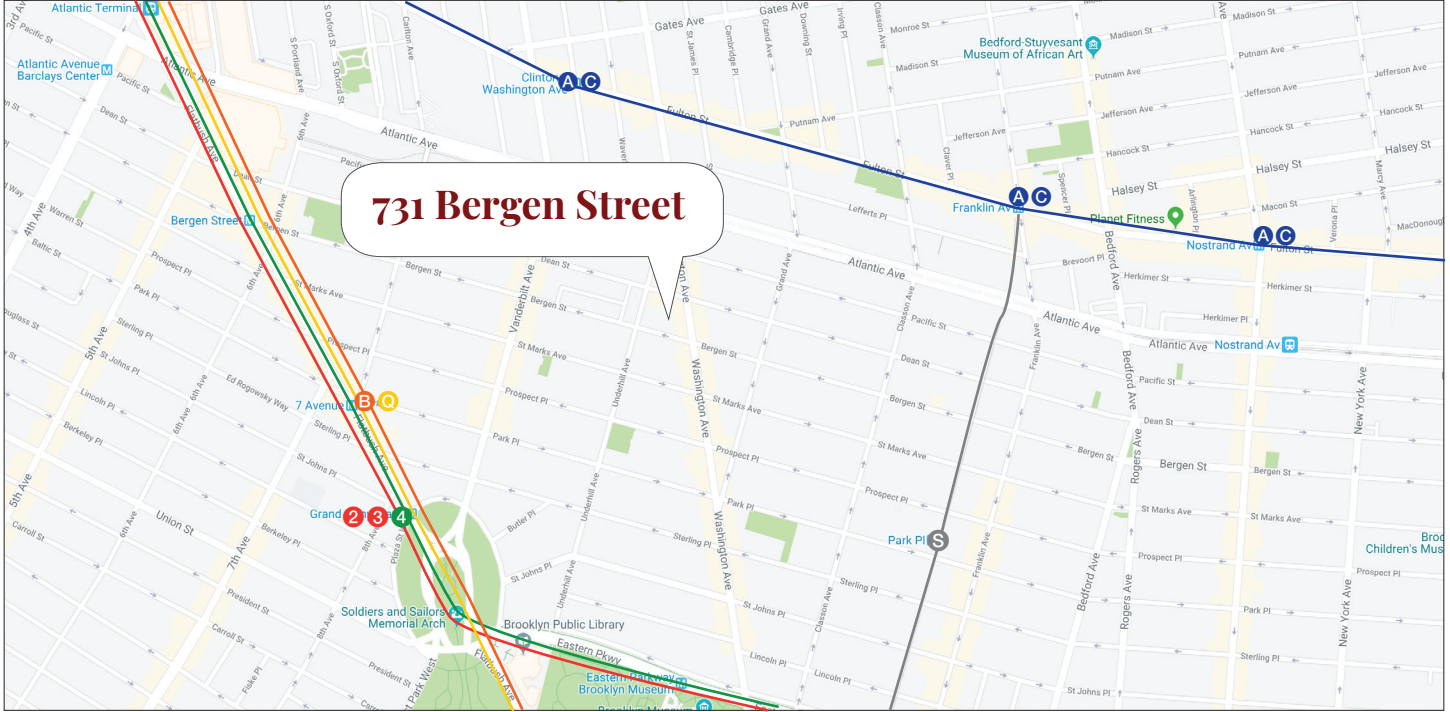


All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective purchaser/tenant carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.

731 Bergen Street, Brooklyn, NY 11238

Asking Price: \$1,500,000

Location Map



Tax Map



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