

8712 Bay Parkway, Brooklyn, NY 11214

Prime Location For A Boutique Condominium Development | **FOR SALE**



- ▶ This development opportunity allows for a 6-story mixed-use building with about 13,500 BSF with community facility and condominium apartments
- ▶ Approximately 11,600 SF residential ZFA
- ▶ Approximately 18,560 SF facility ZFA
- ▶ Approved demo plans
- ▶ Retail corridors of 86th Street, Stillwell Avenue and Bay Parkway offers a wide variety of shopping & dining options
- ▶ Highly desirable location with Bay Parkway train station just a block away
- ▶ Easy access to the Belt Parkway & Verrazano Bridge

Block / Lot	6414 / 53
Lot Dimensions	40' x 96.67'
Lot Sq. Ft.	3,867
Zoning	R6
FAR	3.00
Buildable Sq. Ft.	11,600
Approved Plans CF SF	18,299
Tax Class	1
Assessment (24/25)	\$58,044
Real Estate Taxes (24/25)	\$11,658

*All square footage/buildable area calculations are approximate

Asking Price: \$2,100,000

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

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For Financing Information:

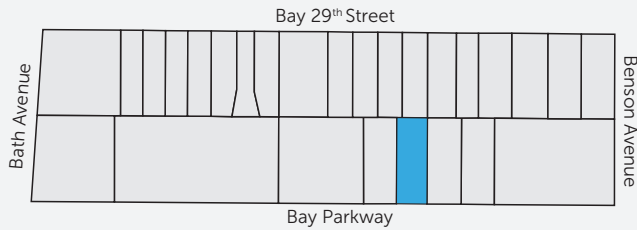
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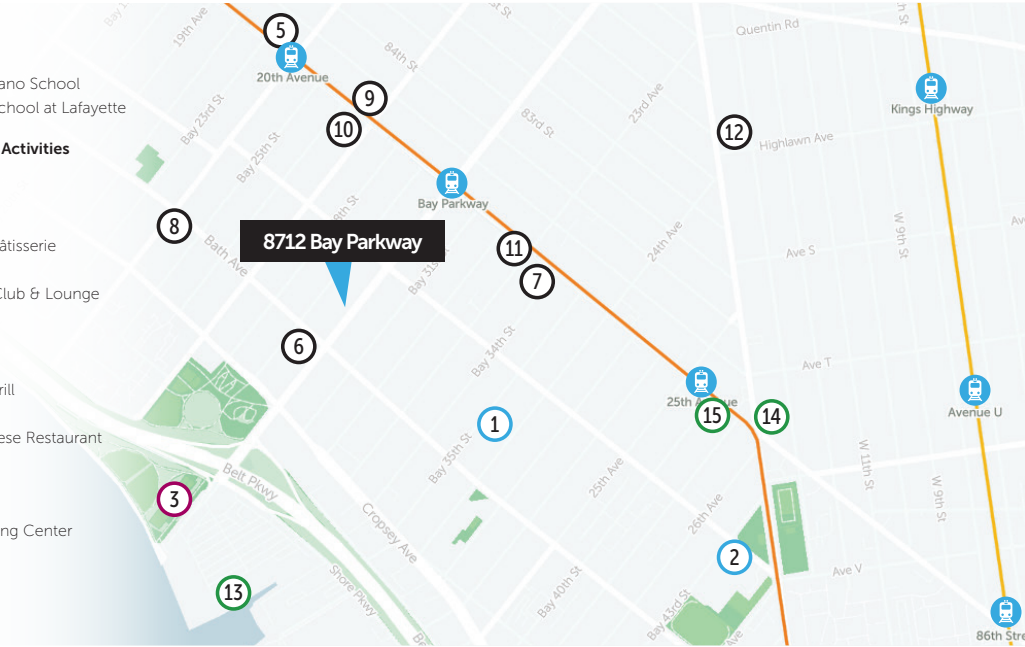


6414 Block | 53 Lot | 40' x 96.67' Lot Dimensions | 3,867 Lot Sq. Ft.



West side of Bay Parkway, between Bath Avenue and Benson Avenue

- Educational**
 - 1 P.S. 101 The Verrazzano School
 - 2 International High School at Lafayette
- Entertainment and Activities**
 - 3 MatchPoint NYC
- Food & Beverage**
 - 4 L'Algeroise French pâtisserie
 - 5 Starbucks
 - 6 ASSAIA Restaurant Club & Lounge
 - 7 LaoJie Hotpot
 - 8 Blaze Halal Grill
 - 9 Prince Tea House
 - 10 Chipotle Mexican Grill
 - 11 Ninja 86 Sushi
 - 12 Empire House Chinese Restaurant
- Retail**
 - 13 Caesar's Bay Shopping Center
 - 14 Petco
 - 15 Walgreens



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