

TWO STORY SINGLE FAMILY FOR SALE
EXCELLENT DEVELOPMENT/USER OPPORTUNITY
OPPORTUNITY ZONE
168 BRADFORD STREET
BROOKLYN, NEW YORK

Location: West side of Bradford Street Between Liberty and Atlantic Avenues
Block: 3690
Lot: 22
Lot Size: 25' x 100'

Building Size: Basement: 20' x 45' irr = 680
 1st Floor: 20' x 45' irr = 680
 2nd Floor: 20' x 45' irr = 680

Stories: Two (2)
Gross Square Feet: 1,360 (Approximately)
Zoning: (FAR) R6B (2.0) Height Limit 50'
Total Buildable Square Feet: 5,000
Total Available Air Rights: 3,640
Assessment: \$12,322 (22/23)
Real Estate Taxes: \$2,502.48

Description: A 20' wide two story single family building on a 25' x 100'. The lot size makes the property a **prime development opportunity**. A developer can build a five story apartment building. The units can be five floor-through apartments or ten two-bedroom apartments.

The building is also a great **user opportunity**, a user can renovate the building into a two family building. They can occupy the first floor and rent out the second floor.

The property is located three blocks from the A & C trains on Liberty & Pennsylvania Avenues. This gives quick access to Downtown Brooklyn and the City.

ASKING PRICE: \$800,000
OR \$160 PER BUILDABLE SQUARE FOOT
For Further Information or Inspection, Please Contact Sales Agent:
Kervin Vales (212) 396-8244

