

25' WIDE VACANT LOT FOR SALE
EXCELLENT DEVELOPMENT OPPORTUNITY
47 ROCHESTER AVENUE
BROOKLYN, NEW YORK

Location:	East side of Rochester Avenue Between Atlantic Avenue and Herkimer Street
Block:	1709
Lot:	4
Lot Size:	18' x 68'
Zoning: (FAR)	R6B (2.0) Height Limit 50'
Total Buildable Square Feet:	2,448
Assessment:	\$8,276 (22/23)
Real Estate Taxes:	\$1,680.80

Description: A 25' wide vacant lot which has 2,448 buildable square feet. 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 property is located two blocks from the J & Z trains on Fulton Street & Van Siclen venue. This gives quick access to Downtown Brooklyn and the City. The property is off Atlantic and Liberty Avenue, which has a lot of stores and restaurants.

ASKING PRICE: \$500,000
OR \$204 PER BUILDABLE SQUARE FOOT
For Further Information or Inspection, Please Contact Sales Agent:
Kervin Vales (212) 396-8244

