

VACANT LOT FOR SALE
EXCELLENT DEVELOPMENT OPPORTUNITY
THE AREA HAS BEEN UPZONED
395 & 397 ELTON STREET
BROOKLYN, NEW YORK

Location:	East side of Elton Street Between Pitkin and Belmont Avenues
Block:	4018
Lots:	8, 9
Lot Size:	45' x 90' (20' x 90' 25' x 90' Each) 4,050 Square Feet
Zoning: (FAR)	R7A (4.0) with a C2-4 Overlay (2.0) Height Limit 80'
Total Buildable Square Feet:	16,200
Assessment:	\$144,810 (22/23)
Real Estate Taxes:	\$15,416.48

Description: A 45' wide vacant lot which has 16,200 buildable square feet. The lot size makes the property a **prime development opportunity**. A developer can build an eight story apartment building, with two units per floor or one unit per floor. The zoning allows commercial on the first and second floors and apartments above or 100% residential.

The property is located two blocks from the A and C trains on Shepherd Avenue. This gives quick access to Downtown Brooklyn and the Manhattan. The lot size and the up zoning of the area make the property a prime development opportunity.

ASKING PRICE: \$2,025,000
OR \$125 PER BUILDABLE SQUARE FOOT
For Further Information or Inspection, Please Contact Sales Agent:
Kervin Vales (212) 396-8244

