

VACANT LOT FOR SALE
EXCELLENT DEVELOPMENT OPPORTUNITY
392 SHEPHERD AVENUE
BROOKLYN, NEW YORK

Location:	West side of Shepherd Avenue Between Glenmore and Pitkin Avenues
Block:	4004
Lot:	20
Lot Size:	25' x 100' 2,500 Square Feet
Zoning: (FAR)	R6A (3.0) Height Limit 70'
Total Buildable Square Feet:	7,500
Assessment:	\$3,940 (22/23)
Real Estate Taxes:	\$800.20

Description: A 25' wide vacant lot which has 7,500 buildable square feet. The lot size makes the property a **prime development opportunity**. A developer can build a six story apartment building. The units can be one apartment or two apartments per floor.

The property is located one block from the C train on Shepherd & Pitkin Avenues. This gives quick access to Downtown Brooklyn and the City. The property is off Pitkin Avenue, which has a lot of stores and restaurants.

ASKING PRICE: \$937,500
OR \$125 PER BUILDABLE SQUARE FOOT
For Further Information or Inspection, Please Contact Sales Agent:
Kervin Vales (212) 396-8244

