

VACANT LOT FOR SALE
EXCELLENT DEVELOPMENT OPPORTUNITY
AREA UPZONED & OPPORTUNITY ZONE
576 GLENMORE AVENUE
BROOKLYN, NEW YORK

Location:	South side of Glenmore Avenue Between Schenck Avenue and Hendrix Street
Block:	3995
Lot:	17
Lot Size:	25' x 100' 2,500 Square Feet
Zoning: (FAR)	R5B (1.35) Height Limit 33'
Total Buildable Square Feet:	3,375
Assessment:	\$8,641 (22/23)
Real Estate Taxes:	\$1,754.92

Description: A 25' wide vacant lot which has 3,375 buildable square feet. The lot size makes the property a **prime development opportunity**. A developer can build a three story apartment building. The new building can have one or two units per floor.

The property is located one block from the C train on Van Siclen Avenue. This gives quick access to Downtown Brooklyn and Manhattan.

ASKING PRICE: \$421,875
OR \$125 PER BUILDABLE SQUARE FOOT
For Further Information or Inspection, Please Contact Sales Agent:
Kervin Vales (212) 396-8244

