

ONE STORY COMMERCIAL BUILDING FOR SALE
EXCELLENT USER/DEVELOPMENT OPPORTUNITY
950 UTICA AVENUE
BROOKLYN, NEW YORK

Location:	East side of Utica Avenue between Snyder and Tilden Avenues
Block:	4721
Lots:	11
Lot Size:	20' x 100'
Building Size:	Ground Floor: 20' x 60' = 1,200
Stories:	One (1)
Gross Square Feet:	1,200 (Approximately)
Zoning: (FAR)	R5 (1.25) with a C2-2 Overlay (1.0) Height limit 40'
Total Buildable Square Ft:	2,500
Available Air Rights:	1,300
Assessment:	\$97,650 (21/22)
Real Estate Taxes:	\$10,395.84

Description: A 20' wide vacant one story commercial building being used as an auto repair shop. The building is a **great user opportunity**; a user can use it for their business which can be a restaurant or grocery store. The property is also great for an investor, they can rent it to a laundry or a local gym or doctor office. The property can be delivered vacant.

The property is a **prime development opportunity**, the zoning allows a four story building to be built. The first floor can be commercial and the upper floors residential. The units can be floor-through apartments or two units per floor.

The building is located in an area with a lot of foot traffic and strong demand for new apartments. The B 46 bus runs along Utica Avenue and goes to Eastern Parkway which has access to the 3, 4 and 5 trains.

ASKING PRICE: \$850,000

For Further Information or Inspection, Please Contact Sales Agent:

Kervin Vales (212)396-8244

