

VACANT LOT FOR SALE
EXCELLENT DEVELOPMENT OPPORTUNITY
601 & 605 ASHFORD STREET
BROOKLYN, NEW YORK

Location:	East side of Ashford Street Between Dumont and New Lots Avenues
Block:	4080
Lots:	14, 15
Lot Size:	40' x 90' (20' x 90' Each)
Zoning: (FAR)	R5 (1.25) Height Limit 40'
Total Buildable Square Feet:	4,500
Assessment:	\$16,909 (22/23)
Real Estate Taxes:	\$3,461.08

Description: A 40' wide vacant lot which has 4,500 buildable square feet. The lot size makes the property a **prime development opportunity**. A developer can build a four story apartment building. The property can be an eight or sixteen unit building.

The property is located one block from the 2, 3 and 4 trains on New Lots Avenue. This gives quick access to Downtown Brooklyn and the Manhattan. The property is off New Lots Avenue, which has a lot of stores and restaurants.

ASKING PRICE: \$562,500
OR \$125 PER BUILDABLE SQUARE FOOT
For Further Information or Inspection, Please Contact Sales Agent:
Kervin Vales (212) 396-8244

