

VACANT LOT FOR SALE
EXCELLENT DEVELOPMENT OPPORTUNITY
AREA UPZONED
446 LINWOOD STREET
BROOKLYN, NEW YORK

Location:	West side of Linwood Street Between Glenmore and Pitkin Avenues Street
Block:	4002
Lot:	21
Lot Size:	20' x 90' 1,800 Square Feet
Zoning: (FAR)	R5B (1.35) Height Limit 33'
Total Buildable Square Feet:	2,430
Assessment:	\$2,863 (22/23)
Real Estate Taxes:	\$581.48

Description: A 20 vacant lot which has 2,430 buildable square feet. The lot size makes the property a **prime development opportunity**. A developer can build a three story apartment building. The building can have one unit per floor, the first floor unit can be duplexed with the basement.

The property is located two blocks from the A and C train on Shepherd Avenue. This gives quick access to Downtown Brooklyn and Manhattan.

ASKING PRICE: \$303,750
OR \$125 PER BUILDABLE SQUARE FOOT
For Further Information or Inspection, Please Contact Sales Agent:
Kervin Vales (212) 396-8244

