

VACANT LOT FOR SALE
EXCELLENT DEVELOPMENT OPPORTUNITY
659 BARBEY STREET
BROOKLYN, NEW YORK

Location:	East side of Barbey Street Between Dumont and Livonia Avenues
Block:	4077
Lot:	5
Lot Size:	20' x 100'
Zoning: (FAR)	R5 (1.5) with a C8-1 Overlay (1.0) Height Limit 40'
Total Buildable Square Feet:	3,000
Assessment:	\$39,060 (25/26)
Real Estate Taxes:	\$4,237.24

Description: A 20' wide vacant lot which has 3,000 buildable square feet. The lot size and location makes the property a **prime development opportunity**. A developer can build a four story apartment building, with two units per floor or one unit per floor. The zoning allows commercial on the first and second floors and apartments above or 100% residential.

The property is located on a nice residential block off Livonia Avenue and one block from the three train on Livonia Avenue & Warwick Street. The site is surrounded by new development and mostly private two and three family buildings.

A developer can build condo or rental apartments, both are in high demand in the East New York residential market.

ASKING PRICE: \$525,000
OR \$175 PER BUILDABLE SQUARE FOOT
For Further Information or Inspection, Please Contact Sales Agent:
Kervin Vales (212) 396-8244

