

VACANT LOT FOR SALE
EXCELLENT DEVELOPMENT/USER OPPORTUNITY
595 JEROME STREET
BROOKLYN, NEW YORK

Location:	East side of Jerome Street Between Livonia and Dumont Avenues
Block:	4078
Lot:	4
Lot Size:	20' x 100'
Zoning: (FAR)	C8-1 (1.0) No Height Limit
Total Buildable Square Feet:	2,000
Assessment:	\$28,327 (25/26)
Real Estate Taxes:	\$3,072.92

Description: A vacant lot which has 2,000 buildable square feet. The lot size and location makes the property a **prime development opportunity**. A developer can build a one or three story commercial building. The first floor can be a retail store or restaurant and the upper floors can be a beauty salon or barber shop and office/ travel agency on the third floor.

The property is also great for a **user**, the site can be a medical office, or a 24/7 laundry mate. The space would also be great as an adult day care center.

The property is located off Livonia Avenue which has mixed-use buildings and easy access to the 2, 3, 4 and 5 trains on Livonia Avenue & Warwick Street.

ASKING PRICE: \$350,000
OR \$175 PER BUILDABLE SQUARE FOOT
For Further Information or Inspection, Please Contact Sales Agent:
Kervin Vales (212) 396-8244

