

VACANT LOT FOR SALE
EXCELLENT DEVELOPMENT/USER OPPORTUNITY
849 LIVONIA AVENUE
BROOKLYN, NEW YORK

Location:	North side of Livonia Avenue Between Barbey and Jerome Streets
Block:	4077
Lot:	53
Lot Size:	20' x 40'
Zoning: (FAR)	C8-1 (1.0) No Height Limit
Total Buildable Square Feet:	800
Assessment:	\$47,790 (25/26)
Real Estate Taxes:	\$5,158.36

Description: A 20' wide vacant lot which has 800 buildable square feet. The lot size and location makes the property a **prime development opportunity**. A developer can build a one or two story commercial building. The first floor can be a retail store or restaurant and the upper floor can be a beauty salon or barber shop, or office/ travel agency..

The property is also great for a **user**, the site can be a medical office, or a 24/7 laundry mate.

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

ASKING PRICE: \$140,000
OR \$175 PER BUILDABLE SQUARE FOOT
For Further Information or Inspection, Please Contact Sales Agent:
Kervin Vales (212) 396-8244



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