



**LANDAIR
PROPERTY
ADVISORS**

Single Family Home on a Corner 28'x100' lot with 8,400 BSF

258 Lott Ave, Brooklyn, NY 11212

Presented by:

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

Seize the chance to build in one of Brooklyn's up and coming neighborhoods with this prime corner lot located at 258 Lott Avenue, Brooklyn, NY 11212.

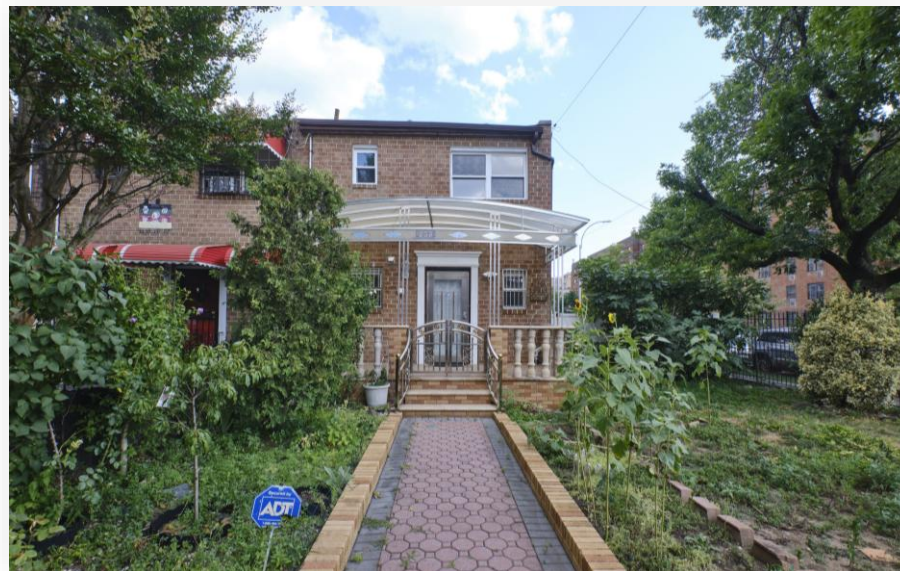
Located on a wide street and boasting 2,800 sq. ft. of land (28x100), this R6-zoned property offers up to 8,400 sq. ft. of buildable free market residential space, or up to 10,920 sq. ft by utilizing the Universal Affordability Preference—ideal for a new multi-family development.

Currently improved by a 1,116 sq. ft. one family home that will be delivered vacant, this lot presents a clean slate for ambitious developers ready to take advantage of the area's growth.

Situated in Brownsville, a neighborhood on the rise thanks to strong demand and ongoing revitalization efforts, this site stands at the crossroads of opportunity and transformation. Whether you're an investor or developer, this is your opportunity to make a solid investment in an area showing steady growth and long-term potential.

PROPERTY HIGHLIGHTS

- 8,400 BSF on a 28 ft x 100 ft corner lot
- 1,116 sq. ft. brick residential structure (1 Family)
- Delivered Vacant
- Low Taxes (\$5,085)
- Proximity to 2, 3, 4, 5 trains at Junius St and L train at New Lots Ave
- Strong demand for residential development in Brownsville



Asking Price:	\$799,000
Lot Size:	2,800 sq. ft.
Lot Dimensions	28 ft x 100 ft
Zoning District	R6 WS
Residential BSF:	8,400 sq. ft.
UAP BSF:	10,920 sq. ft.
Price Per Buildable S.F.	\$95
Corner/Midblock:	Corner
Street Frontage:	128.00 ft
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

Address	258 Lott Ave
Area	Brownsville
Block/Lot	3855/10
Lot Dimensions	28x100
Lot Sq. Ft.	2,800

BUILDING INFORMATION

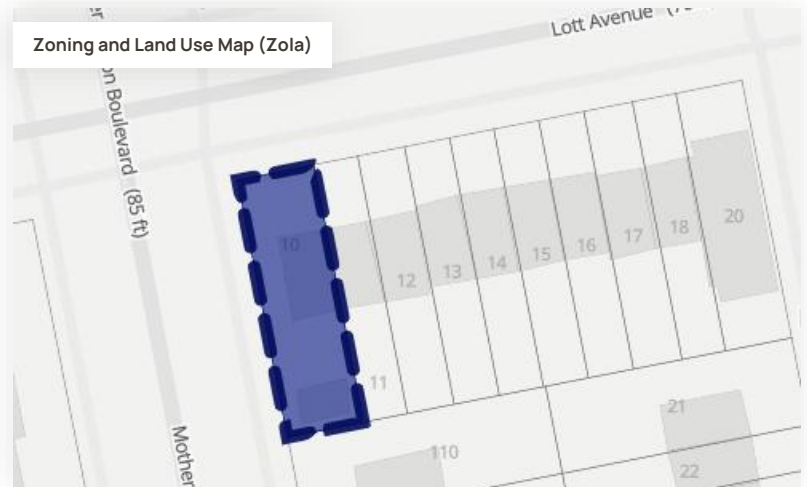
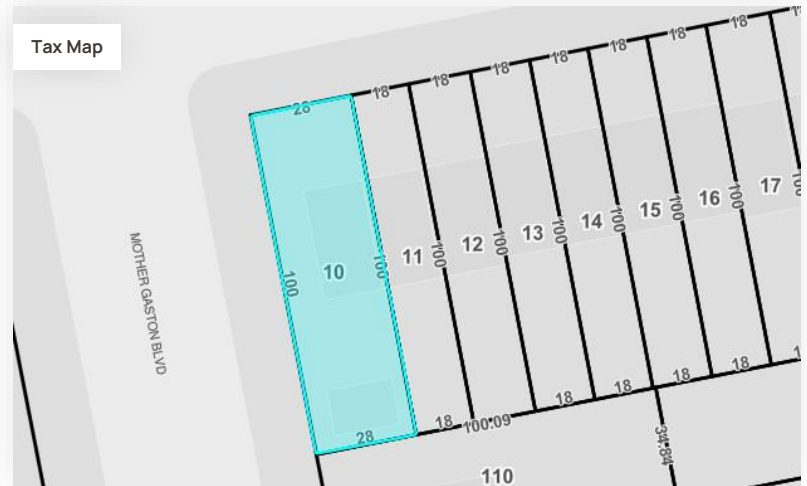
Building Type	Residential
Building Sq. Ft.	1,116
Building Dimensions	18 ft x 31.42 ft
Total Units	1

NYC FINANCIAL INFORMATION

Assessed Value	\$25,319
Tax Rate	20.085%
Gross Taxes	\$5,085

ZONING INFORMATION

Zoning District	R6 WS
Base Floor Area Ratio (FAR)	3
Residential Buildable Sq. Ft.	8,400
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	3.9
UAP Buildable Sq. Ft.	10,920
Community Facility FAR	4.8
Community Facility Buildable Sq. Ft.	13,440
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



Newly Renovated Single-Family Home with Private Driveway

This beautifully renovated **1,116 sq ft** corner home offers **5 rooms**, including **3 bedrooms** and **2.5 bathrooms**. Flooded with natural light thanks to its corner position, it's nestled on a lovely tree-lined street, just moments from the **2, 3, 4, 5, and L trains** for an easy commute.

➤ **First Floor:**

Step into an open-concept kitchen and living room with a half bath and direct access to a **large gated rear yard** that doubles as a private outdoor space and parking for up to 3 cars — perfect for entertaining, relaxing, or secure off-street parking

➤ **Second Floor:**

Upstairs you'll find three bedrooms and a full bathroom with a tub.

➤ **Basement:**

The fully finished basement provides extra flexible space for work, guests, or recreation, complete with a bonus room, a full bathroom with shower, and a dedicated laundry area with washer and dryer.

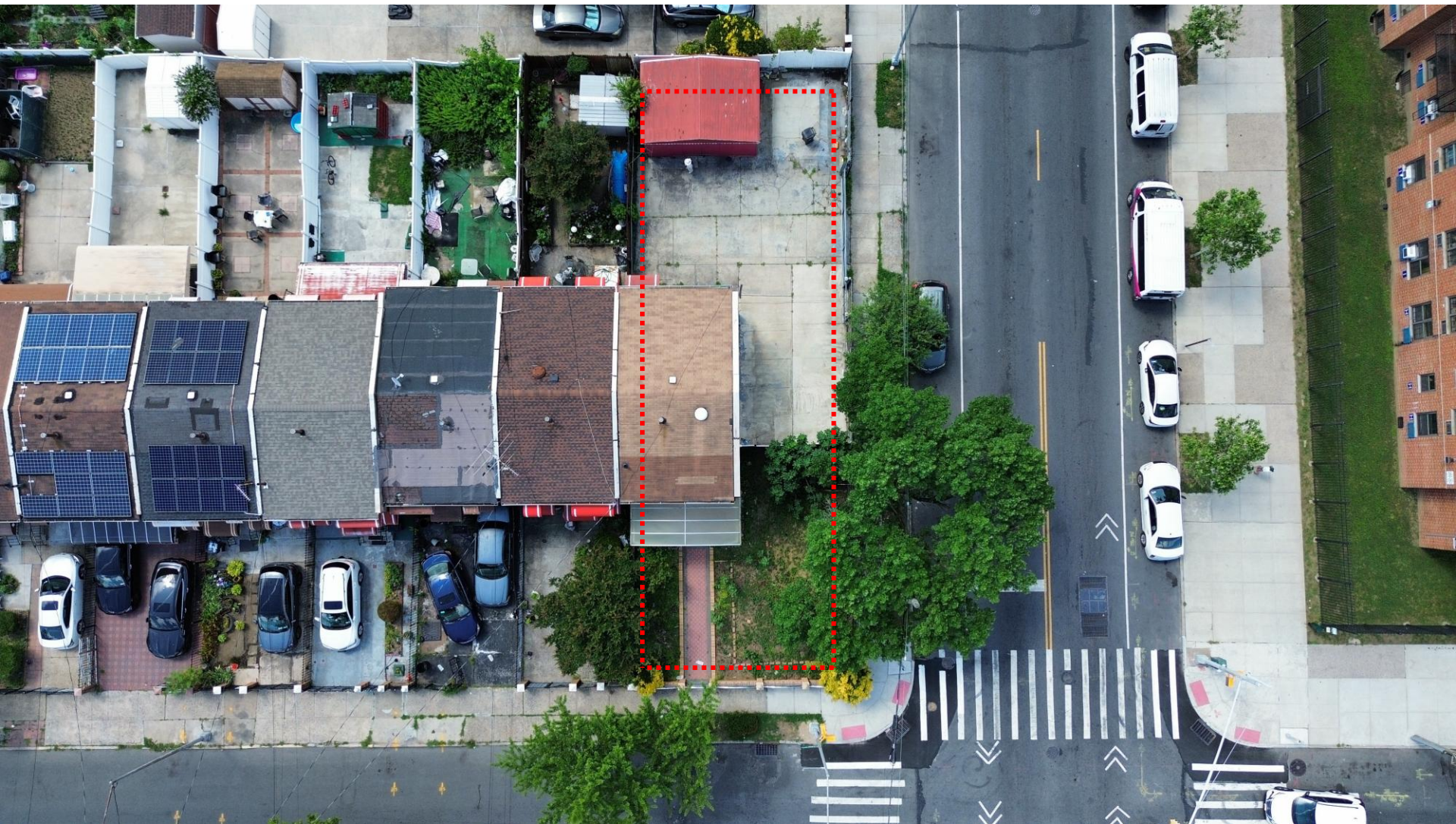
➤ **Outdoor Highlights:**

A charming front yard garden filled with greenery and trees welcomes you into your home, adding warmth and curb appeal.

With good storage throughout, this move-in-ready gem is practical, inviting, and ideally located near a daycare, playgrounds, and community gardens — a true urban retreat for modern living.

















Kitchen



Half Bath



Living Room



First Floor Bathroom



Bedroom 1



Bedroom 1



Bedroom 2, with closet



Bedroom 3



Basement



Basement Bonus Room



Basement Bathroom



Washer/Dryer



ADVISORY TEAM



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