



## Gravesend Boutique Development Site

2109 Shore Pkwy, Brooklyn, NY 11214

*Presented by:*

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# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

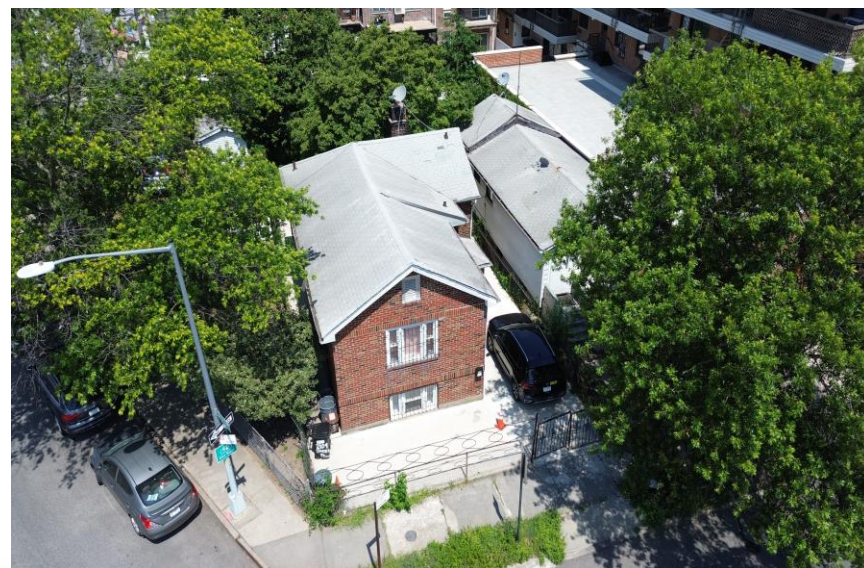
Located in the highly sought-after Gravesend neighborhood, this 26'x100' lot offer an exceptional development opportunity with a total area of 3,270 Sq.Ft.

Zoned R6 on a wide street, the property allows for up to 9,810 Sq.ft of residential buildable space. The site currently features a 1,028 Sq.Ft. single-family home that will be delivered vacant, providing immediate flexibility for redevelopment.

Gravesend is a growth-oriented market characterized by steady housing demand. Approximately a 6-minute walk to the D Train at Bay 50<sup>th</sup> Street Station.

## PROPERTY HIGHLIGHTS

- Prime Development Opportunity on Shore Parkway-Gravesend, Brooklyn
- Lot dimensions of 26'x100'
- Zoned R6 WS, allowing 9,810 Sq.Ft As-Of-Right
- Currently includes a 1028 sq. ft. residential building, delivered vacant
- Surrounded by new developments
- 6-minute walk to Stillwell Ave & Bay 50<sup>th</sup> St Subway Station



## OFFERING SUMMARY

Sale Price:	<b>\$2,150,000</b>
Lot Size:	3,270
Zoning District	R6 WS
Residential BSF:	9,810
UAP BSF:	12,753
Price Per Buildable S.F.	\$219
Corner/Midblock:	Midblock
Street Frontage:	26 ft
Tenancy:	Delivered Vacant



# PROPERTY DETAILS

## PROPERTY INFORMATION

	2109 Shore Pkwy
Area	Gravesend
Block/Lot	6940/60
Lot Dimensions	26x100
Lot Sq. Ft.	3,270

## BUILDING INFORMATION

	2109 Shore Pkwy
Building Type	Residential
Building Sq. Ft.	1,028
Total Units	1

## NYC FINANCIAL INFORMATION

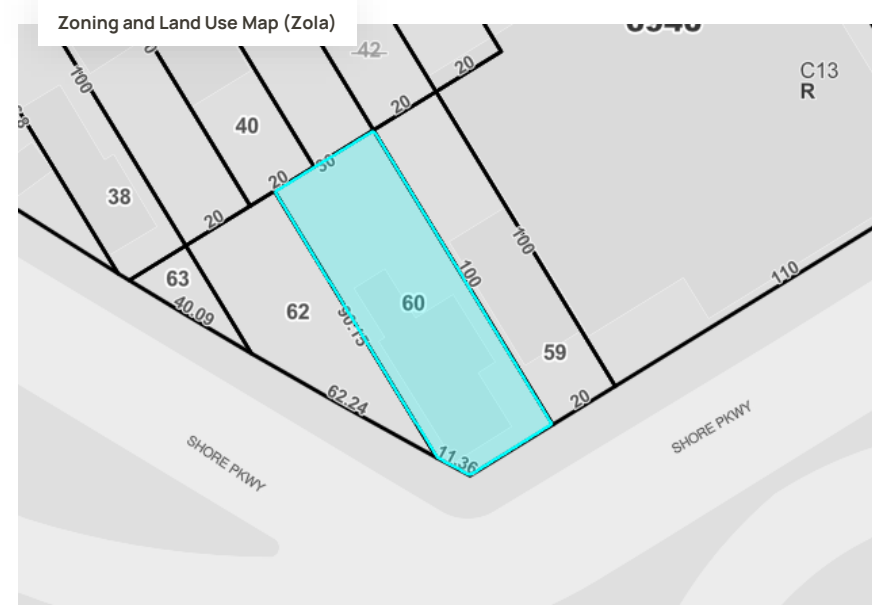
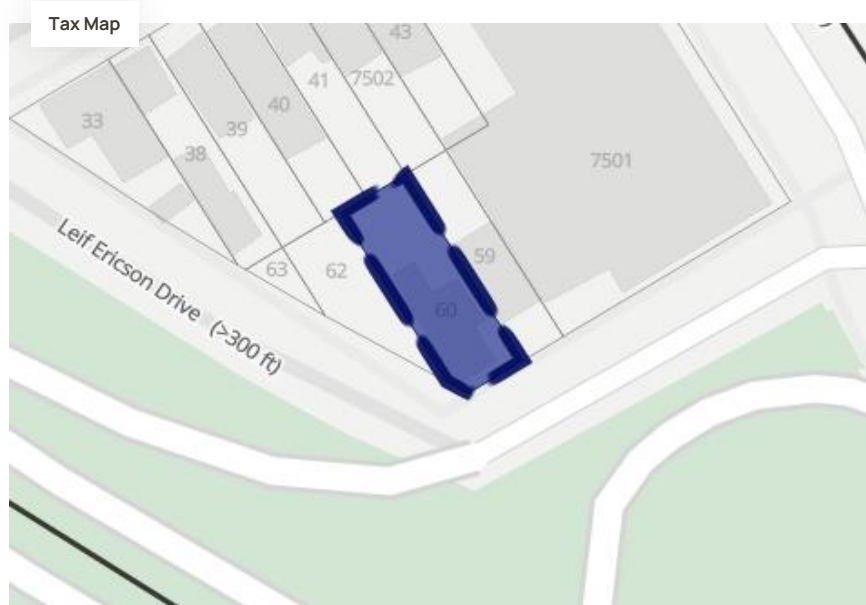
	2109 Shore Pkwy
Assessed Value	-
Tax Rate	20.085%
Gross Taxes	\$6,837

## ZONING INFORMATION

	2109 Shore Pkwy
Zoning District	R6
Base Floor Area Ratio (FAR)	3
Residential Buildable Sq. Ft.	9,810
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	3.9
UAP Buildable Sq. Ft.	12,753
Community Facility FAR	4.8
Community Facility Buildable Sq. Ft.	15,696
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



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# ADVISORY TEAM

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