



Gravesend Corner Condo 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 rare assemblage of two separate lots measuring 54'x100' offers an exceptional development opportunity with a total land area of 5,270 Sq. Ft.

Positioned on a wide street and zoned R6, the site provides up to 15,810 Sq. Ft. of buildable residential space (FAR 3.0) As-of-Right. Additionally, the developer could build a 20,553 by utilizing UAP.

Both properties currently includes two single-family homes 1,580 Sq. Ft., both of which be delivered vacant, allowing immediate redevelopment flexibility.

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

PROPERTY HIGHLIGHTS

- Prime Development Opportunity on Shore Parkway in Gravesend, Brooklyn
- Combined lot dimensions of 54'x100', located on a Corner.
- Zoned R6 WS, allowing 15,810 Sq. Ft. As-Of-Right.
- Both properties will be delivered vacant, allowing redevelopment flexibility. Additionally corner status will allow 100% Lot Coverage Ratio.
- Surrounded by new developments.
- 6-minute walk to Stillwell Ave & Bay 50th St Subway Station

Geotechnical Reports are available upon request.



OFFERING SUMMARY

Sale Price:	\$2,750,000
Lot Size:	5,270
Zoning District	R6 WS
Residential BSF:	15,810
UAP BSF:	20,553
Price Per Buildable S.F.	\$174
Corner/Midblock:	Corner
Street Frontage:	54 ft
Tenancy:	Delivered Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	2109 Shore Pkwy	2115 Shore Pkwy
Area	Gravesend	Gravesend
Block/Lot	6940/60	6940/59
Lot Dimensions	34' x 100'	20' x 100'
Lot Sq. Ft.	3,270	2,000

BUILDING INFORMATION

	2109 Shore Pkwy	2115 Shore Pkwy
Building Type	Residential	Residential
Building Sq. Ft.	1,580	552
Total Units	2	1

NYC FINANCIAL INFORMATION

	2109 Shore Pkwy	2115 Shore Pkwy
Assessed Value	\$34,042	\$19,130
Tax Rate	20.085%	20.085%
Gross Taxes	\$6,837.36	\$3,842.28

ZONING INFORMATION

	2109 Shore Pkwy	2115 Shore Pkwy
Zoning District	R6	R6
Base Floor Area Ratio (FAR)	3	3
Residential Buildable Sq. Ft.	9,810	6,000
Commercial FAR	-	-
Commercial Buildable Sq. Ft.	-	-
UAP FAR	12,753	3.9
UAP Buildable Sq. Ft.	20,553	7,800
Community Facility FAR	4.8	4.8
Community Facility Buildable Sq. Ft.	15,696	9,600



SITE PLANS & SURVEY



ADVISORY TEAM



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