

Generational Development Opportunity in Boerum Hill - Delivered with Approved Plans

46 Third Avenue, Brooklyn, NY 11217

At the Southwest corner of Atlantic Avenue where Downtown Brooklyn meets Boerum Hill

Presented by:

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

46 3rd Avenue is an exceptional development opportunity at the intersection of Atlantic Avenue and 3rd Avenue—situated in one of Brooklyn's most sought-after and rapidly evolving neighborhoods. Spanning a combined 3,400 SF of lot area, this offering presents a prime location for residential, mixed-use, or retail development.

This combined site offers exceptional frontage, high visibility, and versatile development potential, situated just steps from the Barclays Center, Atlantic Terminal, and some of the borough's most sought-after retail, dining, and residential hubs.

Additionally, the site is fully entitled and delivered with approved plans and demo permits in place.

PROPERTY HIGHLIGHTS

- > Prime Boerum Hill Location
- > Shovel-Ready Site with approved plans
- Located less than 2 blocks from Atlantic Terminal and the Barclays Center
- > ICAP on Retail already in process
- Surrounded by several subway lines



Ideal for a boutique condominium development with sellouts exceeding \$1,400 PSF



OFFERING SUMMARY

Sale Price:	\$4,700.000
Lot Size:	3,400
Zoning District	R6A/C2-4
Residential BSF:	10,200
Commercial BSF:	6,800
Price Per Buildable S.F.	\$460
Corner/Midblock:	Corner
Street Frontage:	75 ft on Atlantic Avenue and 40 ft on 3 rd Avenue
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	48 3rd Ave	520 Atlantic Ave	514 Atlantic Ave
Area	Boerum Hill	Boerum Hill	Boerum Hill
Block/Lot	185/26	185/25	185/24
Lot Dimensions	20X55	20X55	20X60
Lot Sq. Ft.	1,100	1,100	1,200

BUILDING INFORMATION

	48 3rd Ave	520 Atlantic Ave	514 Atlantic Ave
Building Type	Vacant Lot	Commercial	Residential
Building Sq. Ft.	-	2,200	2,280
Total Units	-	1	3

NYC FINANCIAL INFORMATION

	48 3rd Ave	520 Atlantic Ave	514 Atlantic Ave
Assessed Value	\$139,140	\$187,920	\$21,732-
Tax Rate	10.7620%	10.7620%	20.085%
Gross Taxes	\$14,974	\$20,224	\$4,365

ZONING INFORMATION

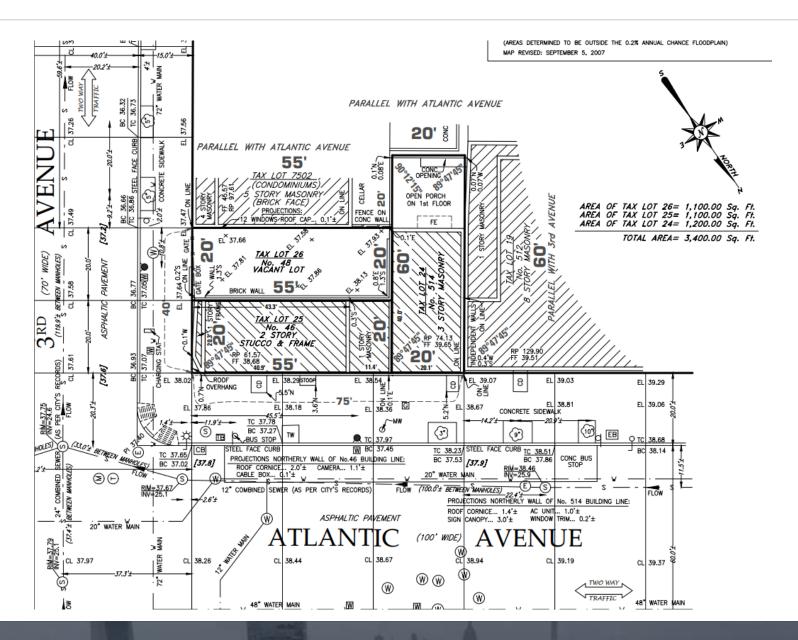
	48 3rd Ave	520 Atlantic Ave	514 Atlantic Ave
Zoning District	R6A/C2-4	R6A/C2-4	R6A/C2-4
Base Floor Area Ratio (FAR)	3	3	3
Residential Buildable Sq. Ft.	3,300	3,300	3,600
Commercial FAR	2	2	2
Commercial Buildable Sq. Ft.	2,200	2,200	2,400
UAP FAR	3.9	3.9	3.9
UAP Buildable Sq. Ft.	4,290	4,290	4,680
Community Facility FAR	3	3	3
Community Facility Buildable Sq. Ft.	3,300	3,300	3,600
Industrial FAR	-	-	-
Industrial Buildable Sq. Ft.	-	-	-







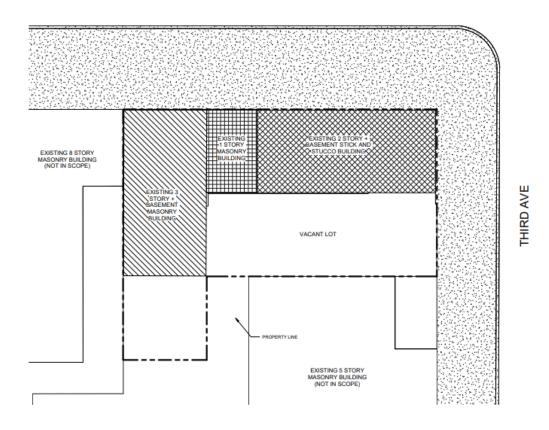
ARCHITECTUAL SURVEY





EXISTING SITE PLAN

ATLANTIC AVE



 \bigcirc 01 SITE DEMOLITION PLAN



ZONING ANALYSIS

ZONING ANALYSIS

PROPERTY INFO

LOCATION: 518 ATLANTIC AVENUE,

BROOKLYN, 11217 • ZONING OVERLAY: C2-4

BLOCK: 185

LOT: 26 DOWN TOWN BROOKLYN (DB)

BIN: 3429984

ATLANTIC AVENUE SUBDISTRICT

FIRE DISTRICT: YES

ZONING MAP: 16c
LOT AREA: 3,400 S.F.

SPECIAL DISTRICT:

ZONING DISTRICT: R6A

FLOOD ZONE: NO

LOT WIDTH: 40'

SCOPE OF WORK (NB)

PROPOSE A NEW 5 STORY MIX-USE BUILDING, OBTAIN A NEW CERTIFICATE OF OCCUPANCY.

ZONING SECTIONS	DESCRIPTION		ITEMS		PERMITTED		PROPOSED	
1. USES								
ZR32-10	USES				UG: II, VI			UG: II, VI
2. BULK REGULATIO	N							•
700C 00	LOT AREA	→ LOT: 10		1,700 SF			3,400 SF	
ZR35-22	LOT WIDTH				18 FT		40 FT	
3. FLOOR AREA & DE	NSITY							•
		RESIDENTIAL MAX. F.A.R.		3.0		1.77		
		RESIDENTIAL MAX. F.A.		A.	3,400 X 3.0=10,200 SF			6.042 SF
	MAXIMUM FAR			AX. F.A.R.	2.0			1.20
ZR35-31	FLOOR AREA	COMME	RCIAL USE M	AX. F.A.	3,400 X 2.0=6,800 SF		4,057 SF	
		MIX US	E TOTAL MAX.	F.A.R.	3.0			2.97
		MIX US	E TOTAL \ MAX	F.A.	3,400 X 3.0=10,200 SF			10.099.5 SF
		MAX. R	ES. F.A (MAX U	P RES. F.A.)	10,200			
ZR35-40	DENSITY	FACTO	R PER D.U.		680			5 D.U.
		MAX. D	WELLING UNIT		15 D.U.			1
4. YARD, SETBACK, I	HEIGHT, & LOT COVER	AGE						
ZR35-51		FRONT	YARD		NOT REQUIRED			N/A
ZR35-52	YARD	SIDE YA	RD		NOT REQUIRED, IF PROVIDED,	MIN. 5' REQU	JIRED	N/A
ZR35-53		REAR Y	ARD		CORNER LOT, NONE REQUIRED			N/A
ZR35-22	LOT COVERAGE	CORNER LOTS FOR # MULTIPLE DWELLING		MULTIPLE	100%		3,000 / 3,400 = 88%	
TD25 620(-)	MIN/MAX. BUILDING	R6A	MINIMUM BAS	E HEIGHT	40'-0"		40'-0"	
ZR35-632(a)	HEIGHT	W/	MAXIMUM BA	SE HEIGHT	56'-0"		50'-0"	
ZR101-41 (b) (1)		C2-4	MAXIMUM BU	LDING HEIGHT	75'-0"			60'-0"
ZR35-631	STREET WALL	LINE-U	IP RULES		ST. WALL LOCATED ON ST. LINE ALONG FRONTAGE		COMPLIES	
ZR35-632	SETBACK (3RD AVE)	NARRO	W STREET MIN	N. SETBACK	15'-0"		15' @ BASE HEIGHT 4	
5. OFF-STREET PARK	ING & LOADING							
ZR36-26	REQUIRED OFF STREET PARKING	INNER TRANSIT MIX-USE		MIX-USE	NON-RESIDENTIAL PARKING SHALL BE WAIVED		WAIVED	
7000 744	REQUIRED	ENCLOS	SED BICYCLE	RES.	10 # DWELLING UNITS# OR LESS		WAIVED	
ZR36-711	BICYCLE PARKING	PARKING SPACES COMMERCIAL		COMMERCIAL	1 PER 10,000 SQUARE FEET, 4057/10,000 = 0		WAIVED	
6. STREET TREE AND	PANTING STRIP							
ZR26-41	STREET TREE	NUMBER OF TREES			40+75=115' /25' = 5 TREES		PAY TO TREE FUND	
7. ATLANTIC AVENUE	E SUBDISTRICT							
		(a) FRONT WALL EXTENSION		ALONG THE FULL LENGTH OF	ATLANTIC A	VE.	COMPLIES	
	FRONT WALL				WINDOWS SHALL OCCUPY	1FL	SEE CAL	949/1491=64%
ZR101-733	STANDARDS	(b) WII	(b) WINDOW AREA OF FRONT WALL		MIN. 35% OF WALL AREA AT	2&3FL	DIAGRAM	
					ANY STORY	4 & 5 FL	BELOW	221/500=38%
		(c) WIN	IDOW & DOOR	FRAMING	FINISHES COLOR BASED ON APPENDIX D		DARK BROWN	
ZR101-734	STORE FRONTS	1-7	TRANCE DOOR		A MINIMUM 2' SETBACK BEHIND SHOW WINDOWS		2 SETBACK	
		(c) WINDOWS & DOOR FRAMING		FINISHES COLOR BASED ON APPENDIX D		DARK BROWN		
ZR101-741	OFF-ST PARKING	OFF-ST PARKING			NO OFF-ST PARKING REQUIRED		WAIVED	



RETAIL MAP





ADVISORY TEAM



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