



**LANDAIR  
PROPERTY  
ADVISORS**

## Townhouse + Development Site

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:*

**Michael Lam**

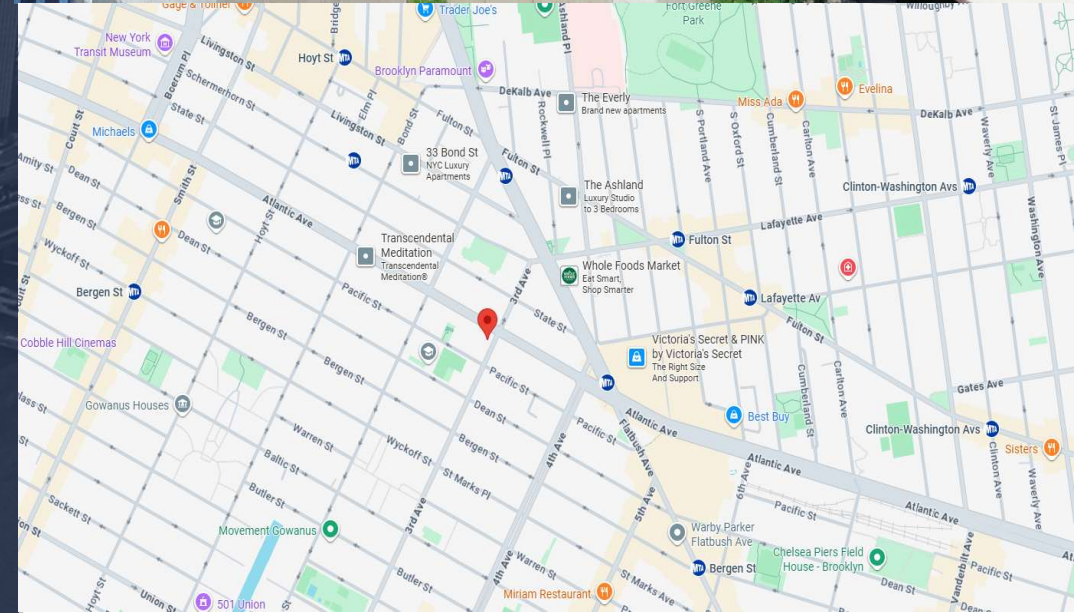
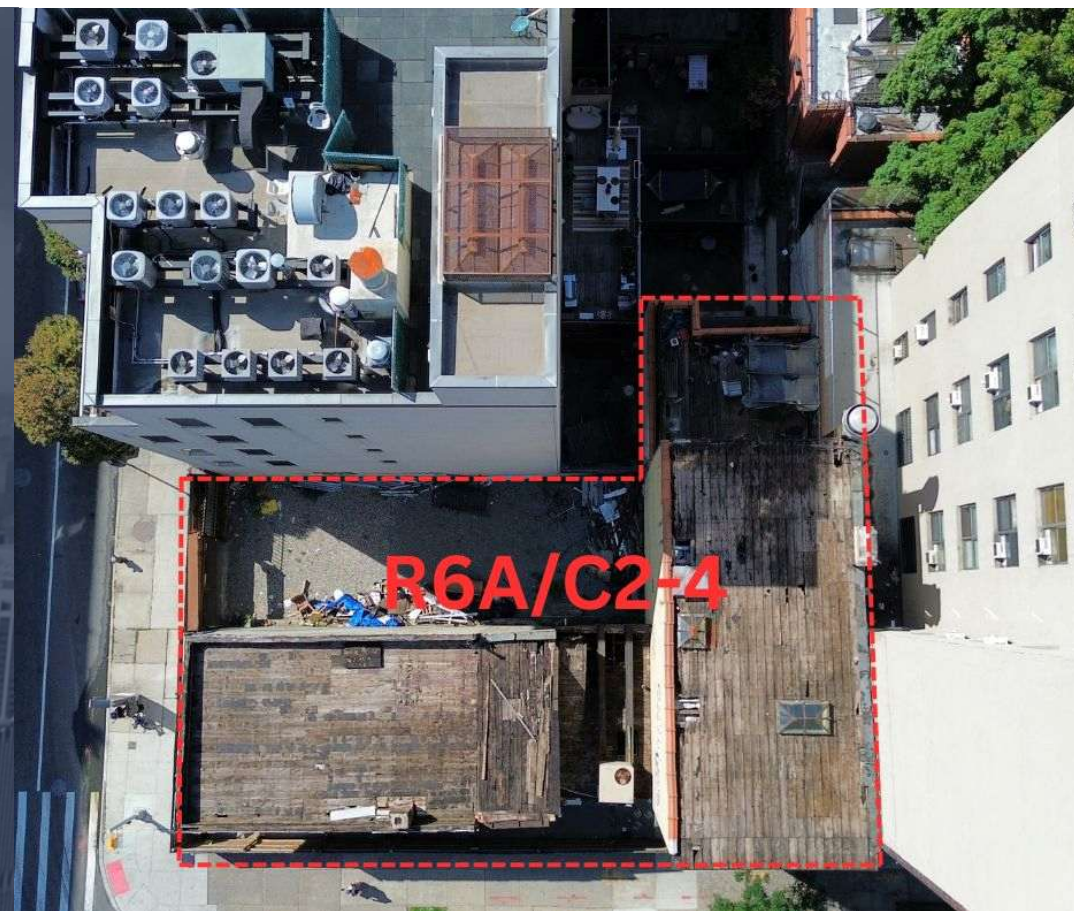
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# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Premier Development Opportunity situated at the pivotal intersection of Atlantic and 3rd Avenue, 46 3rd Avenue represents a flagship development opportunity within one of Brooklyn's most resilient and high-growth corridors. Comprising a total lot area of 3,400 SF, this site offers a versatile canvas for residential, mixed-use, or flagship retail programming. Beyond standard development, the offering provides a unique bifurcated asset strategy:

**The Townhouse Conversion:** An existing structure on the primary lot allows for a high-end rehabilitation into a 2,280 SF luxury single-family residence.

**The Ground-Up Component:** The two contiguous lots offer a combined 7,920 SF of buildable area, ideal for a boutique condominium project. This multi-pronged approach allows for diversified exit strategies and maximum yield optimization in a prime Brooklyn submarket.

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.



## 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 <sup>rd</sup> Avenue
Tenancy:	Vacant

## PROPERTY HIGHLIGHTS

- Prime Boerum Hill Location
- 2,280 SF Townhouse + 7,920 SF Development Site
- 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



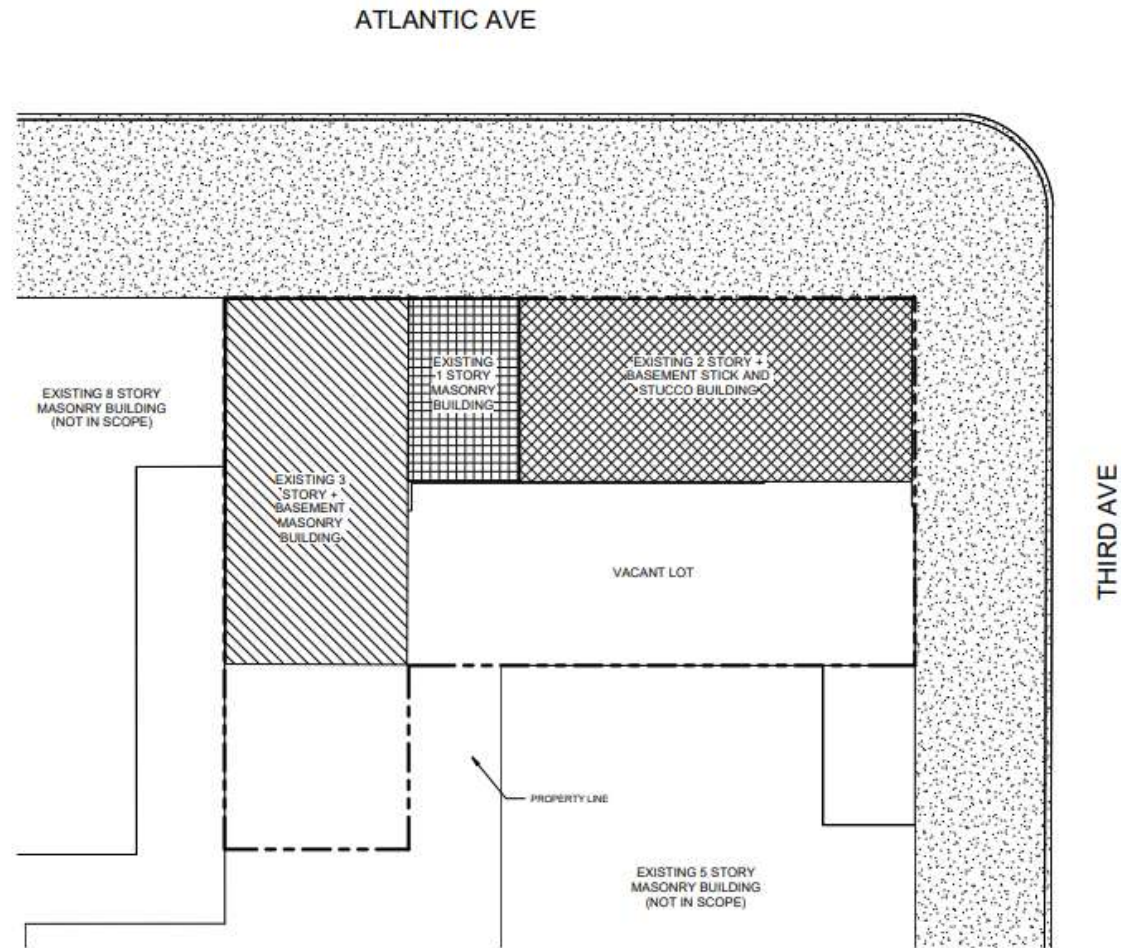


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# EXISTING SITE PLAN



01 SITE DEMOLITION PLAN  
1/8" = 1'-0"



# ZONING ANALYSIS

## ZONING ANALYSIS

### PROPERTY INFO

- LOCATION: 518 ATLANTIC AVENUE, BROOKLYN, 11217
- BLOCK: 185
- LOT: 26
- BIN: 3429984
- CBN: 302
- FIRE DISTRICT: YES
- FLOOD ZONE: NO
- ZONING DISTRICT: R6A
- ZONING OVERLAY: C2-4
- SPECIAL DISTRICT: DOWN TOWN BROOKLYN (DB)
- ATLANTIC AVENUE SUBDISTRICT
- ZONING MAP: 16c
- LOT AREA: 3,400 S.F.
- 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 REGULATION						
ZR35-22	LOT AREA LOT WIDTH	LOT: 10	1,700 SF 18 FT		3,400 SF 40 FT	
3. FLOOR AREA & DENSITY						
ZR35-31	MAXIMUM FAR FLOOR AREA	RESIDENTIAL MAX. F.A.R.	3.0		1.77	
		RESIDENTIAL MAX. F.A.	3,400 X 3.0=10,200 SF		6,042 SF	
		COMMERCIAL USE MAX. F.A.R.	2.0		1.20	
		COMMERCIAL USE MAX. F.A.	3,400 X 2.0=6,800 SF		4,057 SF	
		MIX USE TOTAL MAX. F.A.R.	3.0		2.97	
		MIX USE TOTAL MAX. F.A.	3,400 X 3.0=10,200 SF		10,099.5 SF	
ZR35-40	DENSITY	MAX. RES. F.A. (MAX UP RES. F.A.)	10,200		5 D.U.	
		FACTOR PER D.U.	680			
		MAX. DWELLING UNIT	15 D.U.			
4. YARD, SETBACK, HEIGHT, & LOT COVERAGE						
ZR35-51	YARD	FRONT YARD	NOT REQUIRED		N/A	
ZR35-52		SIDE YARD	NOT REQUIRED, IF PROVIDED, MIN. 5' REQUIRED		N/A	
ZR35-53		REAR YARD	CORNER LOT, NONE REQUIRED		N/A	
ZR35-22	LOT COVERAGE	CORNER LOTS FOR # MULTIPLE DWELLING	100%		3,000 / 3,400 = 88%	
ZR35-632(a) ZR101-41 (b) (1)	MIN./MAX. BUILDING HEIGHT	R6A W/ C2-4	MINIMUM BASE HEIGHT MAXIMUM BASE HEIGHT MAXIMUM BUILDING HEIGHT	40'-0" 55'-0" 75'-0"	40'-0" 50'-0" 60'-0"	
ZR35-631	STREET WALL	LINE-UP RULES	ST. WALL LOCATED ON ST. LINE ALONG FRONTAGE		COMPLIES	
ZR35-632	SETBACK (3RD AVE)	NARROW STREET MIN. SETBACK	15'-0"		15' @ BASE HEIGHT	
5. OFF-STREET PARKING & LOADING						
ZR36-26	REQUIRED OFF STREET PARKING	INNER TRANSIT ZONE	MIX-USE	NON-RESIDENTIAL PARKING SHALL BE WAIVED	WAIVED	
ZR36-711	REQUIRED BICYCLE PARKING	ENCLOSED BICYCLE PARKING SPACES	RES.	10 # DWELLING UNITS# OR LESS	WAIVED	
			COMMERCIAL	1 PER 10,000 SQUARE FEET. 4057/10,000 = 0	WAIVED	
6. STREET TREE AND PAINTING STRIP						
ZR26-41	STREET TREE	NUMBER OF TREES	40+75=115' /25' = 5 TREES		PAY TO TREE FUND	
7. ATLANTIC AVENUE SUBDISTRICT						
ZR101-733	FRONT WALL STANDARDS	(a) FRONT WALL EXTENSION	ALONG THE FULL LENGTH OF ATLANTIC AVE.		COMPLIES	
		(b) WINDOW AREA OF FRONT WALL	WINDOWS SHALL OCCUPY MIN. 35% OF WALL AREA AT ANY STORY	1 FL 2 & 3 FL 4 & 5 FL	SEE CAL DIAGRAM BELOW	949/1491=64% 350/745=47% 221/500=38%
		(c) WINDOW & DOOR FRAMING	FINISHES COLOR BASED ON APPENDIX D			DARK BROWN
ZR101-734	STORE FRONTS	(b) ENTRANCE DOOR SETBACK	A MINIMUM 2' SETBACK BEHIND SHOW WINDOWS		2' SETBACK	
ZR101-741	OFF-ST PARKING	(c) WINDOWS & DOOR FRAMING	FINISHES COLOR BASED ON APPENDIX D		DARK BROWN	
		OFF-ST PARKING	NO OFF-ST PARKING REQUIRED		WAIVED	



# RETAIL MAP





# ADVISORY TEAM

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