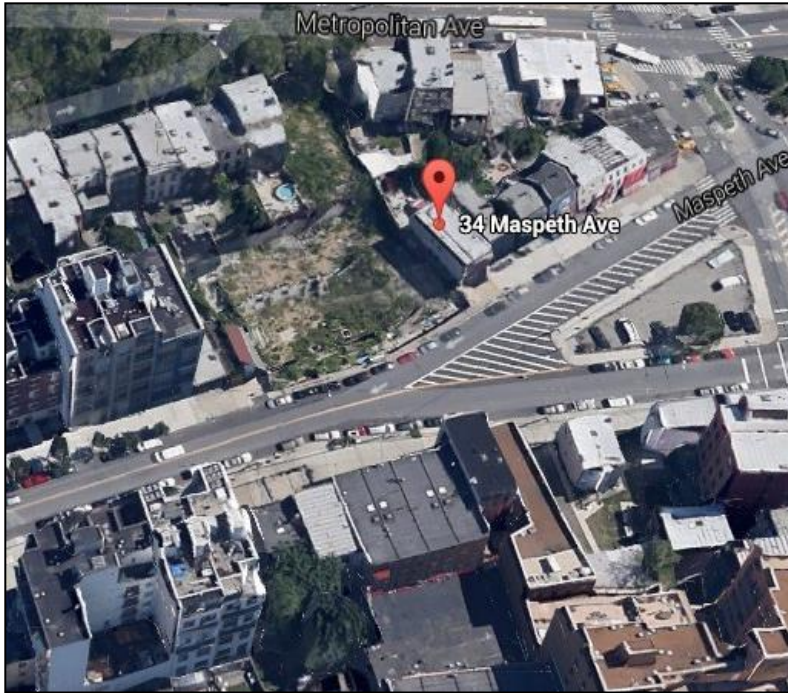


Prime East Williamsburg Development Site For Sale

34 Maspeth Avenue, Brooklyn, NY 11211



PROPERTY OVERVIEW

BLOCK & LOT:	2907-09
ZONING:	R6A/R6B
FAR:	3.0
LOT DIMENSIONS:	25' X 88.5'
LOT AREA:	2,212 SF
BUILDABLE SF:	6,636
TAXES ('12/'13):	\$2,678.76

PROPERTY HIGHLIGHTS

- 34 Maspeth is a Prime Development Site in East Williamsburg.
- Located 2 blocks from the Graham Avenue L train stop & 3 blocks from the Lorimer Stop on the L & G Trains.
- Located 1 block away from Cooper Park and a short walk to McCarren Park.
- The site is located a short distance from both Graham & Metropolitan Avenues. Both of which are main retail corridors that service the retail and commercial needs of the neighborhood.
- With North Williamsburg condominiums selling at over \$1400 PSF, purchasers have been seeking other, nearby and established neighborhoods, to buy in. East Williamsburg has been a prime beneficiary of this, with recent asking prices of well over \$1,000 PSF for newer apartments. 34 Maspeth is the perfect opportunity for a residential development in what has clearly become a true Brooklyn hotspot.

Asking Price: \$2,350,000

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The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information or that the subject property will sell for the suggested asking price. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. The estimates and assumptions provided herein are based on the subject property containing no environmental contamination. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN

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Williamsburg/ Greenpoint Pipeline Map

