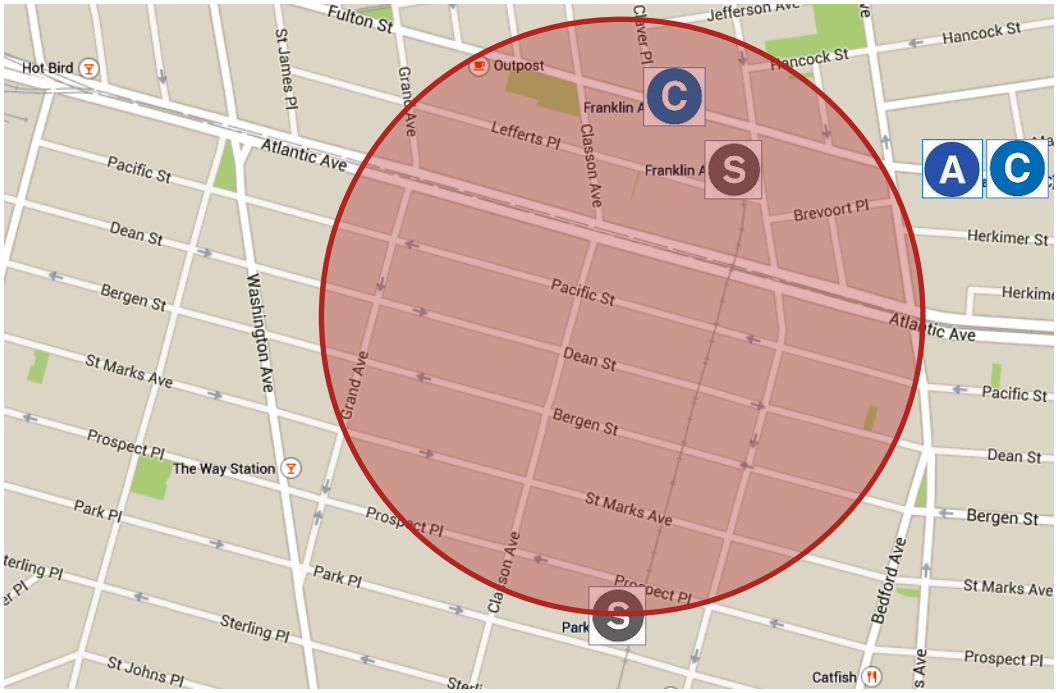
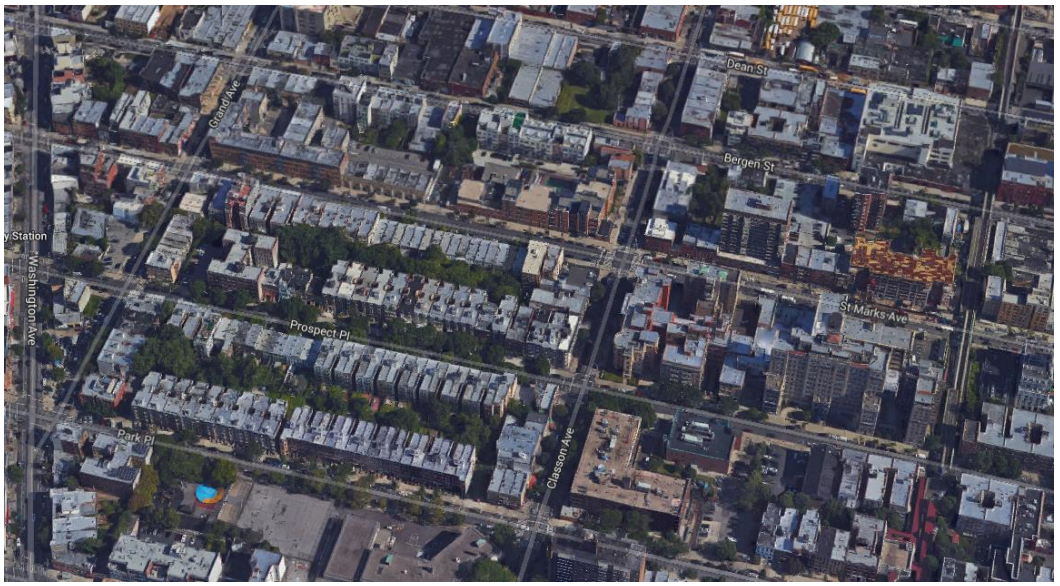
Crown Heights Development Site (+ Air Rights) For Sale

$4,150,000
(+4% Broker's Fee)

PROPERTY OVERVIEW & HIGHLIGHTS

- The subject property is a prime, 3,144 SF development site just east of Prospect Heights in the Crown Heights section of Brooklyn.
- The property is just blocks away from the Franklin Avenue shuttle, and the A & C trains. Additionally, residents will be within walking distance from The Brooklyn Museum, The Botanical Gardens and Prospect Park.
- The neighborhood is one of the hottest and fastest changing areas in Brooklyn drawing dozens of new shops, restaurants, and plenty of new residential developments. In fact dozens of new projects have begun popping up throughout the neighborhood and it appears Crown Heights is the new "developers' playground".
- This is a prominent asset with upside and located in a highly desired neighborhood.





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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