



**LANDAIR
PROPERTY
ADVISORS**

East New York Corner Development Site
20,475 ZFA (MIH)

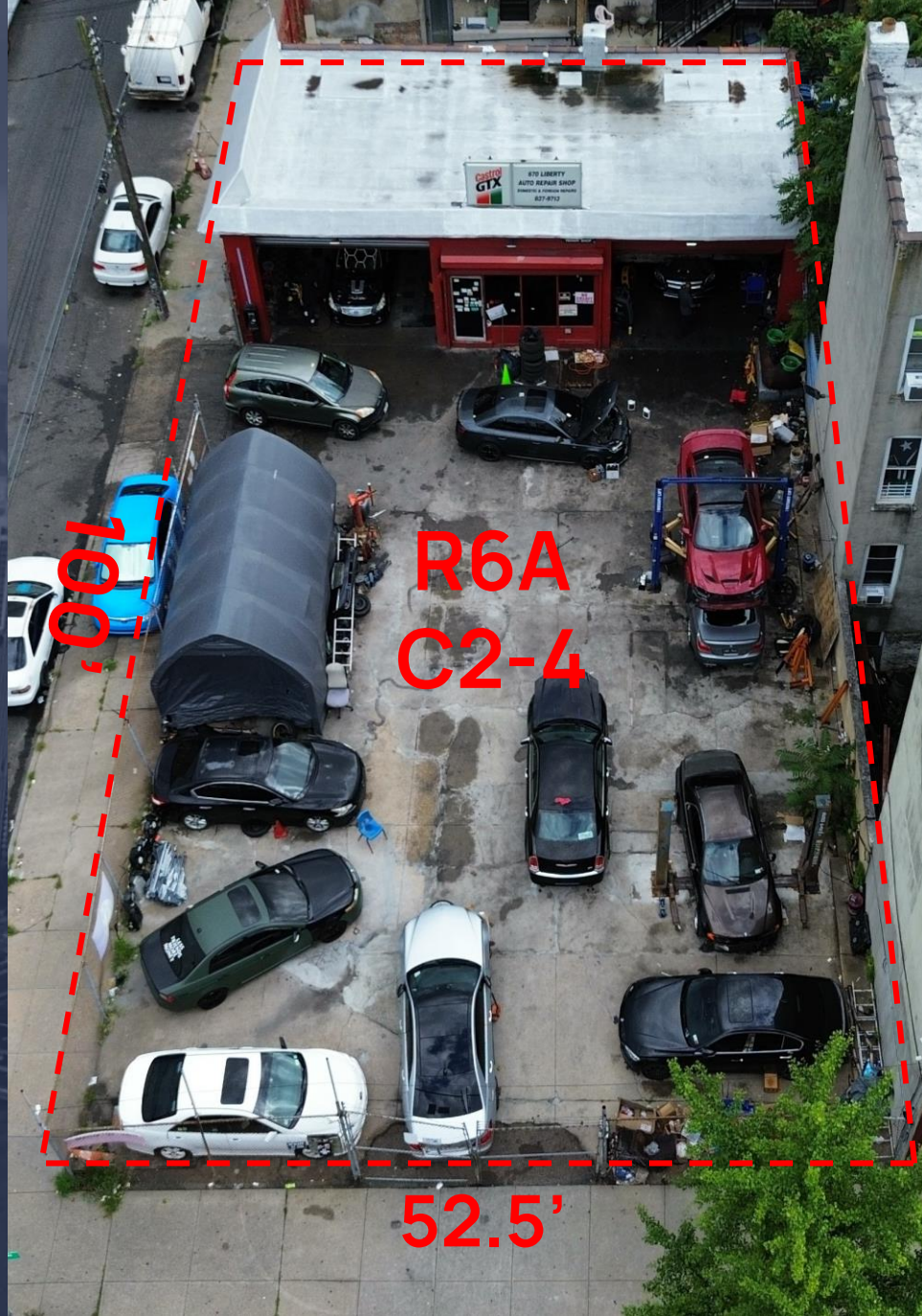
670 Liberty Ave, Brooklyn, NY 11207

Presented by:

Anand Melwani

am@landairnyc.com | (516) 658-1222

Partner



PROPERTY SUMMARY

PROPERTY DESCRIPTION

Located in the neighborhood of East New York, 670 Liberty Ave, Brooklyn, NY 11207, presents a prime development opportunity for developers looking to capitalize on a growing residential market. This corner lot, situated at the intersection of Liberty Ave and Cleveland St, spans a total of 5,250 square feet with dimensions of 52.5 x 100. Zoned R6A with a C2-4 commercial overlay in an Inclusionary Housing Area, the property boasts a Floor Area Ratio of 3.9. This zoning offers a maximum buildable square footage of 20,475 Sq. Ft. Currently, the property features a 1,313 square foot commercial building with a single tenant, which can be delivered vacant.

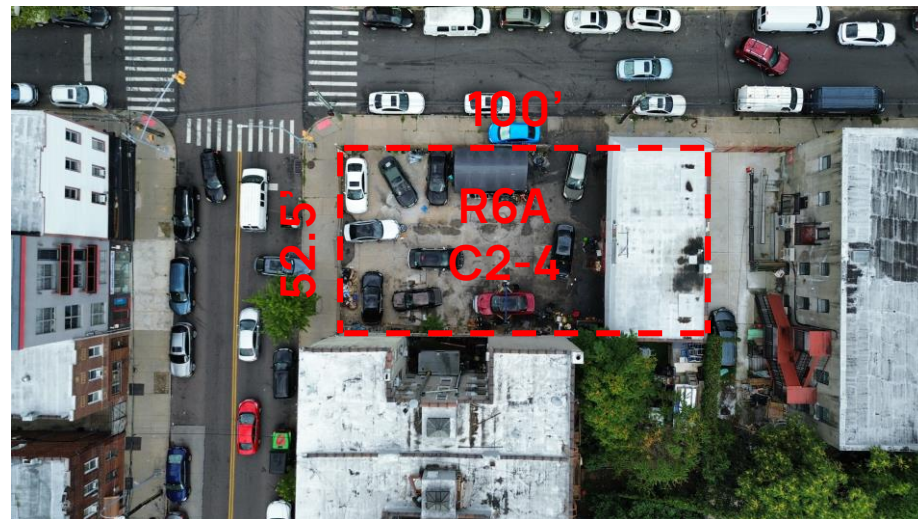
Strategically located, the property is within a short distance from multiple subway stations, ensuring ease of transportation to various other parts of New York City. Additionally, this property qualifies for the 485X tax abatement, providing substantial tax benefits and enhancing the overall financial viability of your project.

The East New York real estate market is undergoing significant growth and revitalization, driven by ongoing developments and an increasing demand for housing. The area's transformation presents a favorable environment for investment.

Overall, 670 Liberty Ave offers an exceptional development opportunity in a rapidly growing area of Brooklyn. The combination of favorable zoning, strategic location, valuable tax incentives, and the potential for significant growth makes this property a prime option for developers looking to make a substantial contribution in the East New York Community.

PROPERTY HIGHLIGHTS

- Corner 52' x 100' Lot Zoned R6A, C2-4 (MIH).
- 20,475 BSF As-Of-Right.
- Located .3 Miles from the (E) and (C) Train Subway Lines.
- Occupied Month-to-Month but can be delivered vacant.
- Low Taxes (\$8,746/year) and low demolition costs.
- Phase I ESA Available Upon Request.



OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	5,250
Zoning District	R6A, C2-4, MIH
Inclusionary BSF (UAP):	20,475
Commercial BSF:	10,500
Price Per Buildable S.F.	\$95
Corner/Midblock:	Corner
Street Frontage:	100.00 ft
Tenancy:	Delivered Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	670 Liberty Ave
Area	East New York
Block/Lot	3984/15
Lot Dimensions	52.5x100
Lot Sq. Ft.	5,250

BUILDING INFORMATION

	670 Liberty Ave
Building Type	Commercial
Building Sq. Ft.	1,313
Total Units	1

NYC FINANCIAL INFORMATION

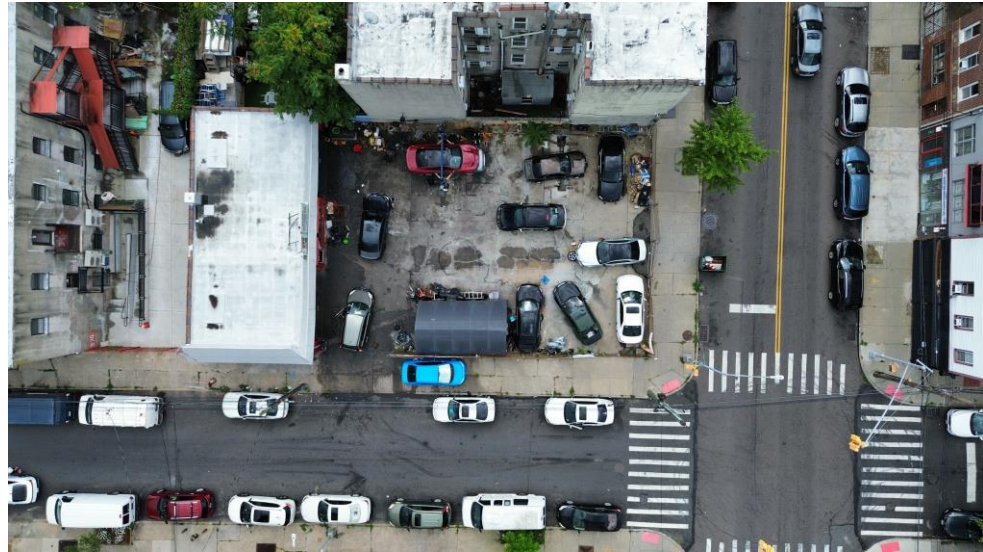
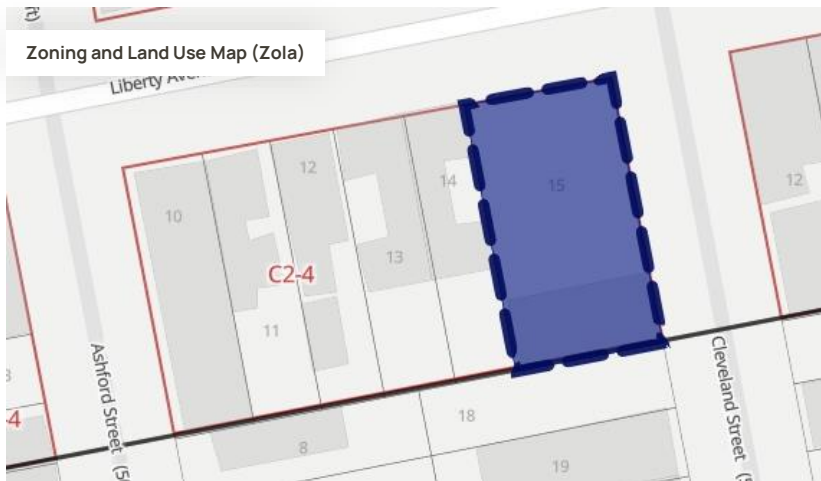
	670 Liberty Ave
Assessed Value	-
Tax Rate	10.7620%
Gross Taxes	\$8,746

ZONING INFORMATION

	670 Liberty Ave
Zoning District	R6A, C2-4, MIH
Base Floor Area Ratio (FAR)	-
Residential Buildable Sq. Ft.	-
Commercial FAR	2
Commercial Buildable Sq. Ft.	10,500
Inclusionary FAR	3.9
Inclusionary Buildable Sq. Ft.	20,475
Community Facility FAR	3
Community Facility Buildable Sq. Ft.	15,750
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



4



ADVISORY TEAM



Anand Melwani
Partner
AM@landairnyc.com
(516) 658-1222

