

PRIME DEVELOPMENT OPPORTUNITY

ASKING PRICE: Available Upon Request

COVER PHOTO



PROPERTY DESCRIPTION

- A development site on two contiguous lots with an as-of-right zoning entitlement to 13,118 buildable SF inclusive of community facility.
- Currently on-site are two (3) story buildings that will be delivered vacant.
- Existing building SF: 4504 is 3,390 SF and 4506 is 3,348 SF

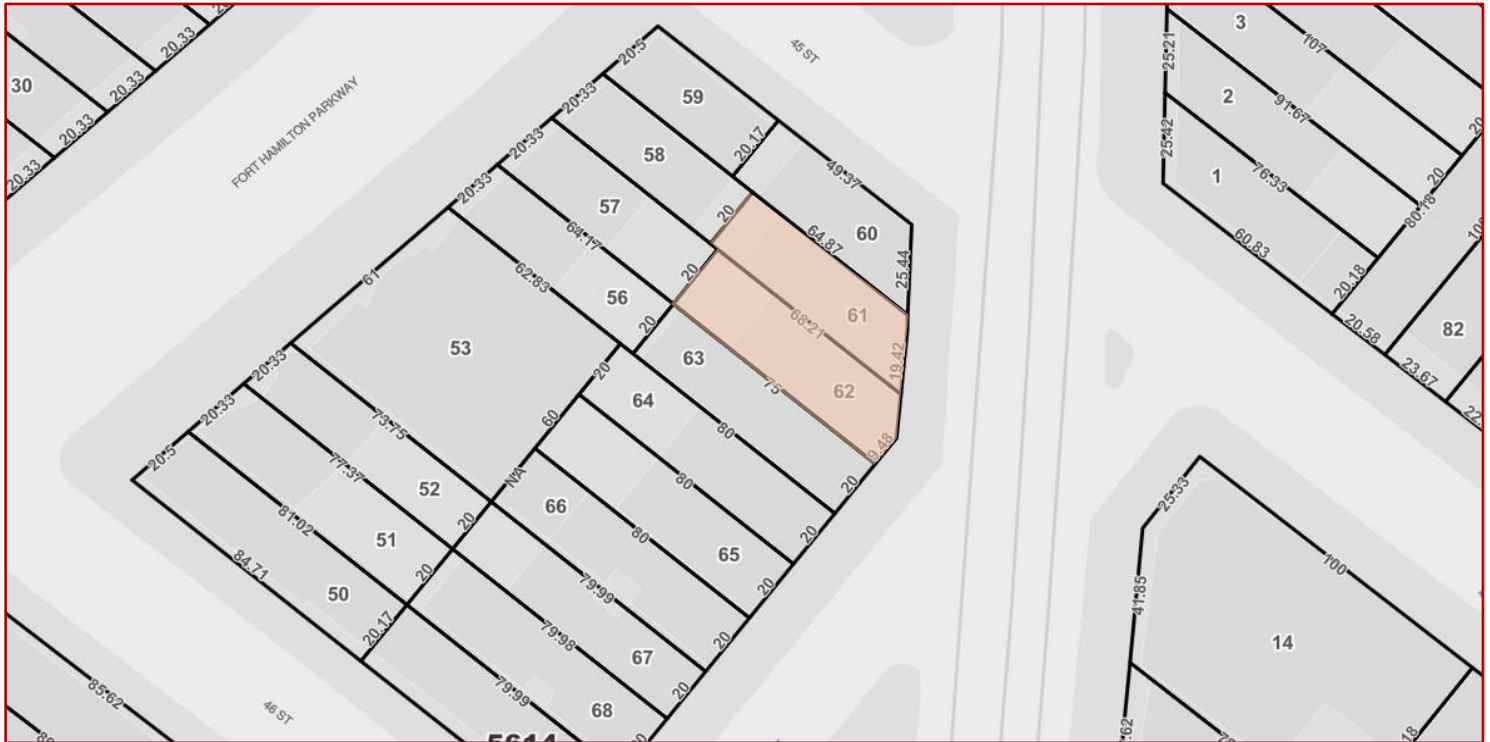
PROPERTY INFORMATION

Property Location: Corner of New Utrecht Ave & 11 th Ave		FAR		Total Buildable
Block/Lot:	5614 / 61, 62			
Lot Size:	2,733 SF			
Lot Dimensions:	47' x 131'			
Zoning:	R6, C2-3			
Assessment:	\$289,170 (26/27)			
R.E. Taxes (26/27)	\$31,369 (26/27)			
		Residential	3.0	8,199 SF
		Commercial	2.0	5,466 SF
		Community Facility	4.8	13,118 SF

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TAX MAP



MAP

