

4th Avenue Development Site for Sale

~33,000 sq ft Buildable

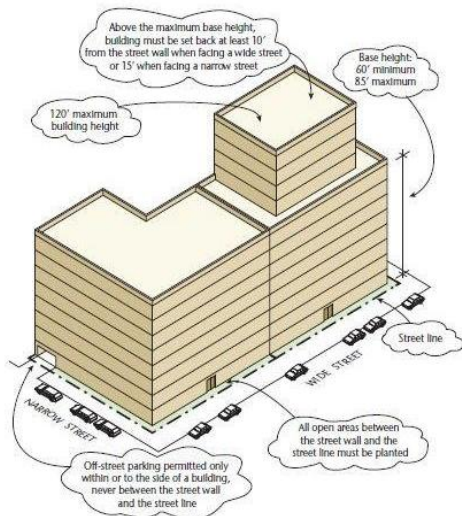
Greenwood Heights, Brooklyn 11232



Address: 651 4th Avenue @ 20th St.

- Lot Dim: 54.87 ft x 100 ft
- Plot: 5,487 S/F
- Zoning: R8A / C2-4
- Res F.A.R: 6
- Allowable FAR: ~33,000

Asking Sale Price: Upon Request



R8A General Residence District						
R8A	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking ¹ (min)
		Corner Lot	Interior/Through Lot			
	6.02 ²	80%	70%	60-85 ft	120 ft	40% of dwelling units

¹ 7.2 FAR with Inclusionary Housing designated area bonus

² 20% if zoning lot is between 10,001 and 15,000 square feet; waived if zoning lot is 10,000 square feet or less, or if 15 or fewer spaces required

COMMENTS

- Highly visible frontage along 4th Avenue in Greenwood, Heights, Brooklyn.
- Walking distance to Industry City and all new retail waterfront developments.
- Unbeatable visibility on busy fourth Avenue thoroughway.
- 21ST Street train hub two blocks away. (B, N, R, D lines)

For further information please contact

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