

3047-3051 Atlantic Avenue Brooklyn, NY 11208



Executive Summary

Bridge Property Advisors has been exclusively retained to market for sale 3047-3051 Atlantic Avenue, a 34,646 BSF development site located on the corner of Atlantic Avenue and Essex Street in East New York. The site has a footprint of 4,812 SF and is zoned R8A, C2-5. It is located in a Mandatory Inclusionary Housing zone providing a FAR of 7.2 for residential use and 6.5 for community facility use. The property is currently improved by two mixed-use buildings (a two-story and a three-story) and a single-story structure in the rear. The gross square footage of the buildings is 5,720 square feet. The property will be delivered vacant. The offering presents an opportunity to build a mixed-use development with mixed-income residential, commercial or community facility.

Transportation

The property is located 3 blocks away from the J subway line at the Cleveland station and 3 blocks from the C subway line at Shepherd Avenue station. The area is also serviced by the Q24 bus.

Asking Price: \$2,650,000

Property Facts

Location:	Corner of Atlantic Ave. & Essex St.
Block - Lot:	3957 - 0053
Building Class:	K4
Building Dimensions:	25' x 34'
Building Size:	5,720 SF
Lot Dimensions:	50.67' x 100.58'
Lot Size:	4,812 SF
Zoning:	R8-A, C2-4, EC-5
Mandatory Inclusionary Housing:	7.2 FAR / 34,646 BSF
Community Facility:	6.5 FAR / 31,278 BSF
Assessment (21/22):	\$270,900
Taxes (21/22):	\$28,970
Tax Rate (Class 4):	10.694%

For more information, please contact:

Brian T. Leary
Managing Director
718.906.6660
bleary@bridgepany.com

James O'Neill
Director
718.906.6661
joneill@bridgepany.com

Jidan Kim
Director
718.906.6662
jkim@bridgepany.com

Bridge Property Advisors | 1201 Broadway, Suite 401, New York, NY 10001 | 646.839.2277 | bridgepropertyadvisors.com

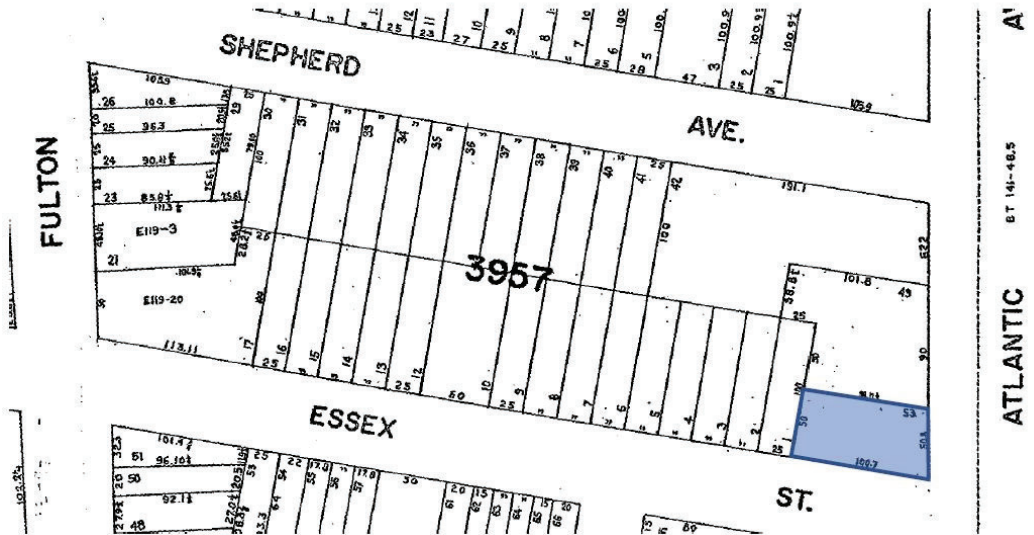
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East New York Development Site For Sale | 34,646 BSF
Asking Price: \$2,650,000

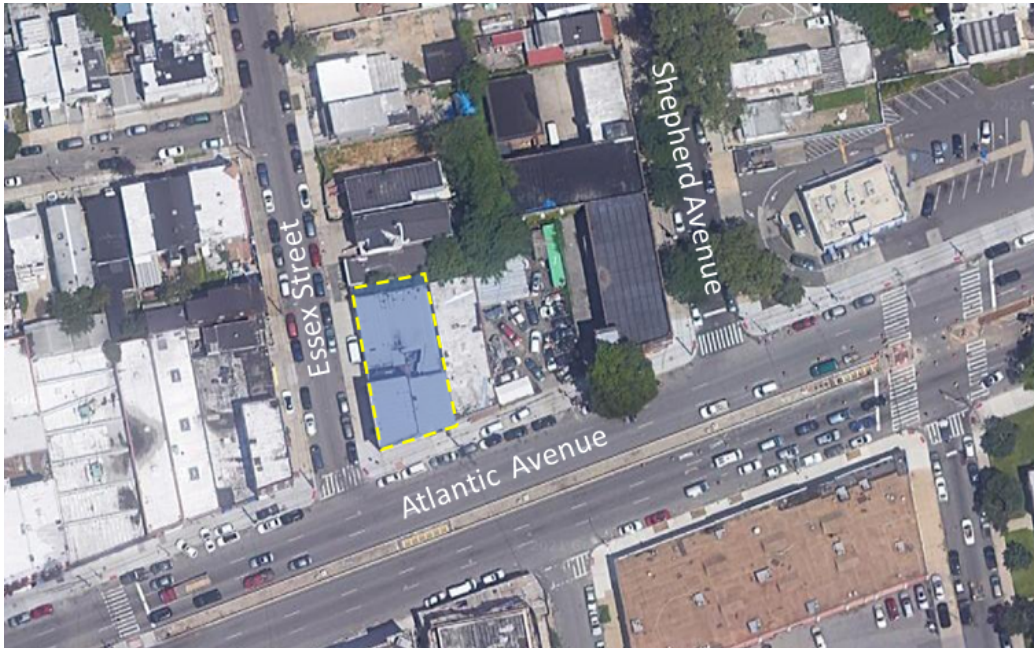
BRIDGE
PROPERTY ADVISORS

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Tax Map



Aerial View



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