

# 40 Carlton Avenue, Brooklyn, NY 11205



## Executive Summary

Bridge Property Advisors has been exclusively retained to market for sale 40 Carlton Avenue. The property is located on the west side of Carlton Avenue between Flushing and Park Avenues at the entrance of the Brooklyn Navy Yard. The vacant lot is 2,500 square feet and zoned M1-2, offering a floor area ratio of 2.0 for commercial/industrial use and 4.8 for community use. The maximum buildable square footage for commercial/industrial use is 5,000 sqft and 12,000 sqft for community use.

This offering presents a prime opportunity for an investor or end-user to develop a boutique standalone commercial building at the entrance of the Brooklyn Navy Yard. The location provides excellent vehicular accessibility via the Brooklyn Queens Expressway and to and from the Brooklyn, Williamsburg and Manhattan Bridges.

## Public Transportation

The Property is conveniently located within walking distance of the B62, B57, B69, B54 busses and **C** subway at Flushing Av/ Cumberland Station. It is also a short walk to the Brooklyn Navy Yard Ferry.

**Asking Price: \$875,000**

For more information, please contact:

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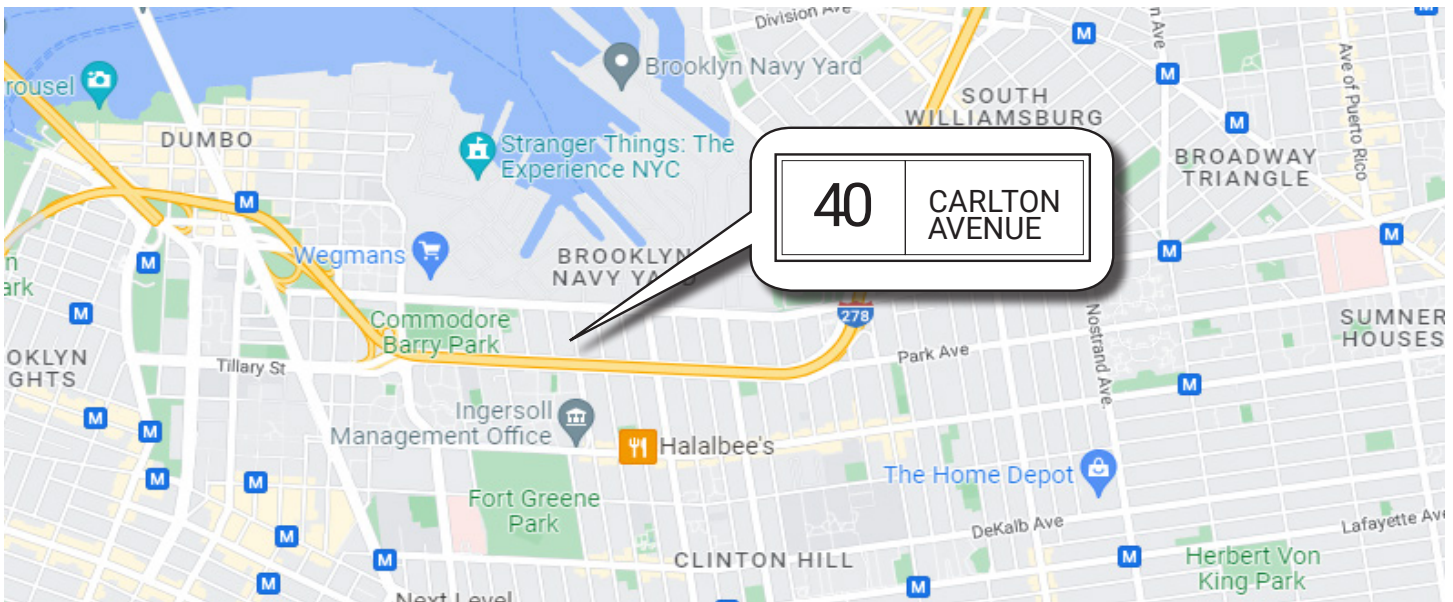
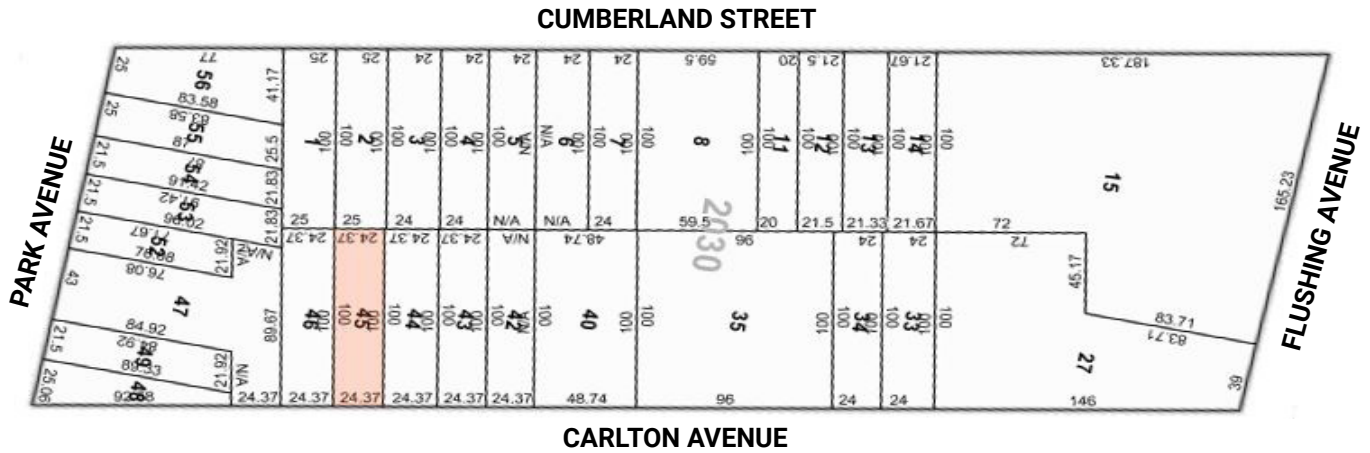
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## Property Facts

Address:	40 Carlton Avenue
Location:	Between Flushing Ave. and Park Ave.
Block:	2030
Lot:	45
Building Class:	G7
Lot Dimensions:	25' x 100'
Lot Size:	2,500
Zoning:	M1-2
FAR (Residential / Community Use):	2 / 4.8
Buildable SF:	5,000 / 12,000
Taxable Assessed Value (22/23):	\$95,310
Tax Rate (Class 4):	10.7550%
Annual Property Tax (22/23):	\$10,250.60

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