

# 317 44th Street, Brooklyn, NY 11220

Corner Lot with 10,017 BSF

## Sunset Park



### Property Information

<b>Address:</b>	<b>317 44th Street Brooklyn, 11220</b>
<b>Alt Address:</b>	<b>4323 3rd Avenue</b>
<b>Neighborhood:</b>	Sunset Park
<b>Cross Streets:</b>	Corner of 44th St & 3rd Ave
<b>Block-Lot:</b>	728-67
<b>Lot Size:</b>	100.17 ft x 50 ft

### Building Information

<b>Building Class:</b>	V0
<b>Zoning:</b>	R6B
<b>Lot SF:</b>	5,009
<b>FAR:</b>	2.00
<b>Gross BSF:</b>	<b>10,017</b>
<b>Assessment (15/16):</b>	\$13,933
<b>Taxes (15/16):</b>	\$2,724



TerraCRG has been retained to exclusively represent ownership in the sale of the residential development site at 317 44th Street in Sunset Park, Brooklyn.

The residentially zoned vacant lot on the corner of 44th street and 3rd avenue is just over 5,000 square feet and the R6B zoning allows for the development of approximately 10,000 square feet of residential building. Just two blocks from Sunset Park and two different playgrounds, this corner presents an excellent opportunity for investors looking to acquire a residential development site in one of the fastest growing submarkets in New York City.

The neighborhood's growth has spurred in large part of its excellent transportation infrastructure. The Gowanus Expressway provides easy and quick access to Manhattan and New York's outer boroughs. The neighborhood is also accessible at almost all points via the R, D and N trains. The property is easily accessible via the R train at 45th Street, only four blocks away, and 36th Street, only seven blocks away, which includes access to the express D and N trains.

For more information, please contact Exclusive Marketing Team

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The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified by prospective purchasers. The value of any real estate investment is dependent upon a variety of factors, including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.