

Development – Brooklyn

1420-1422 45th Street, Brooklyn, NY 11219

13,400 BSF

Borough Park



Property Information

Address: 1420-1422 45th Street
Brooklyn, NY 11219

Neighborhood: Borough Park

Cross Streets: 14th Avenue & 15th Avenue

Block-Lot: 5618-15

Lot Size: 60.17 ft x 100.17 ft

Building Information

Building Class: W2

Building Size: 40 ft x 38 ft *Irreg.*

Building SF: 3,040

Residential Units: 1

Commercial Units: 1

Zoning: R6

Lot SF: 6,091

FAR: 2.20

Buildable: 13,400

Minus Existing Structure: -3,040

Available Air Rights: 10,360

Assessment (17/18): \$280,890

Religious-School (\$280,890)

Taxes Before Abatement: \$29,701

Taxes (17/18): \$0



TerraCRG has been retained to exclusively represent ownership in the sale of the residential development site at 1420-1422 45th Street in Borough Park, Brooklyn.

Located between 14th and 15th Avenues, the approximately 6,091 SF property is zoned R6 for a gross buildable of approximately 13,400 SF. The site benefits from 60 feet of frontage along 45th Street. Currently, the site holds a 3,040 SF two-story building that will be delivered vacant.

Borough Park, one of Brooklyn's oldest neighborhoods, is currently experiencing a large population influx. Residential condo sales are averaging \$650 per square foot and rising.

The property is located just one block from the neighborhood's main commercial corridor, 13th Avenue. The 13th Avenue corridor is home to many locally owned shops with long-time family ownership, as well as national tenants such as Capital One Bank, TD Bank, HSBC Bank, Payless Shoe Source, The Children's Place and Osh Kosh Bgosh.

The site is located just a short distance from the D train at the 50th Street subway station, and the F train at the Ditmas Avenue subway station. The property is also easily accessible from the B16 bus line, which runs north on 14th Avenue and south on 13th Avenue.



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.