

WILLIAMSBURG DEVELOPMENT SITE WITH APPROVED PLANS

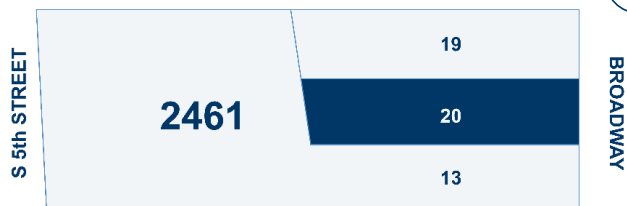
PROPERTY FEATURES

Location	Located on the north side of Broadway between Rodney Street and Marcy Avenue
Block / Lot	2461 / 20
Lot Dimensions	25' x 101.42' irregular
Lot SF	2,535 (approx.)
Zoning	R6
Residential FAR	3.00
Community Facility FAR	4.80
Total Buildable SF	7,605
Total Buildable SF (per approved plans)	9,289 plus 1,814 SF cellar
Total Buildable SF with CF Bonus	12,168
Assessment (15/16)	\$3,368
Taxes (15/16)	\$659

Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of a development site at **319 Broadway** in Williamsburg, Brooklyn. This 25' x 101' lot is zoned R6, offering the opportunity to build up to 12,168 SF. The property already has approved plans for a 9,289 SF six-story mixed-use building that would feature 10 residential units above a ground floor community facility and a 1,814 SF cellar. There is the possibility to use the property to develop off-site affordable housing for another project within the community board.

319 Broadway is conveniently located near the Williamsburg Bridge and on the same block as the Marcy Avenue J M Z Train Station, allowing for quick access to Manhattan by means of car or public transportation.

RODNEY STREET



ASKING PRICE

\$2,300,000

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