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IPR B&H INC.

EAST FLATBUSH, BROOKLYN **DEVELOPMENT OPPORTUNITY**

ADDRESS: **860 E 35TH STREET, BROOKLYN, NY 11210**
BETWEEN GLENWOOD ROAD AND AVENUE H

DESCRIPTION: A VACANT THREE-FAMILY PROPERTY WITH 8,800 SF OF DEVELOPMENT RIGHTS.

LOT SIZE: 40' X 100' **LOT AREA:** 4,000 SF

BUILT SIZE: 22' X 38.5' **BUILT SF:** 1,952 SF

ADD'L BSF AVAILABLE: 6,848 SF **TOTAL BUILDABLE SF:** 8,800 SF

ZONING: R6 **F.A.R:** 2.2

ASSESSMENT: \$30,528 **TAXES (15/16):** \$5,969

BLOCK/LOT: 7562/51

PRICE: **\$1,075,000** **(\$122/BSF)** **ALL CASH**

REMARKS: THE PROPERTY IS LOCATED WITHIN WALKING DISTANCE OF THE FLATBUSH AVENUE – BROOKLYN COLLEGE [2,5] TRAIN STATION.



The selected address: 860 EAST 35 STREET, Brooklyn 11210

HPD#	Range	Block	Lot	CD	CensusTract	Stories	A Units	B Units	Ownership	Registration#	Class	
259909	Active	860-860	07562	0051	17	78400	2	3	0	PVT	0	N/A

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