277 Greene Avenue

Townhouse ⋮ Clinton Hill

$1,000,000

25 FOOT WIDE TOWN HOUSE/ CARRIAGE HOUSE SITE! This IS NOT a plain vanilla lot. 277 Greene Avenue is a perfect development site on a prime block in Clinton Hill. The lot is ideal for an owner/user to build over 3079 square feet of useable space. Though only steps from the Fort Greene Historic District, the lot IS NOT subject to landmarks approval. Plans can be approved to construct a four story townhouse on the site, which will include both a private two car parking garage (curb cut in place), and recreation room (below grade). For those buyers intent on creating "outdoor spaces", there is an opportunity to build both a roof deck and preserve a back yard. Sports enthusiasts can construct both a swimming pool and basketball court. Please find renderings of the home, along with a survey attached.Clinton Hill is one of the most vibrant neighborhoods in Brooklyn. A stroll through the area ? about three-quarters of a square mile, from Flushing Avenue on the north to Atlantic Avenue on the south, from Vanderbilt to Classon Avenue will lead you to both amazing restaurants and cultural venues. Both The new Barclay's Center and the Brooklyn Academy of Music are a short distance from the property.Other Great Features:> Create an owner's duplex and garden rental OR build the entire home for yourself!
> Conveniently located on a quiet tree-lined block just steps to Pratt and the fantastic new restaurants and amenities on Myrtle avenue.
> Easy access to the BQE, subways and the Navy Yard
> Create four spacious floors PLUS a full dry basement for storage or recreation room

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