

640 86th Street

Bay Ridge | Brooklyn

Blank Canvas Development Opportunity

AVAILABLE AT: \$6,800,000

PROPERTY INFORMATION

Block/Lot:	6055/21
Location:	SE corner of 86 th Street and Battery Avenue
Lot Size:	80.23' x 134.58 irr.
Lot SF:	± 9,005 SF
Neighborhood:	Bay Ridge/Dyker Heights
Zoning:	C4-2A
Residential FAR:	3.00 ± 27,015 ZFA
Commercial FAR:	3.00 ± 27,015 ZFA
Facility FAR:	3.00 ± 27,015 ZFA
Taxes (18/19):	\$31,122



Goldenwood Property Advisors has been exclusively retained by ownership to arrange for the sale of 640 86th Street, Brooklyn NY 11228 ("the Property") to qualified developers. The Property is a development site with ± 27,015 ZFA, zoned C4-2A on the corner of Battery Avenue and 86th Street in the Bay Ridge neighborhood of Brooklyn. The lot is improved upon by a gas station that will be delivered vacant. The Property is well located right off of I-278 and within walking distance of the R train at 86th Street. There is also an express bus stop directly across from the Property that will take passengers into Manhattan in 1 stop.



86th STREET
MAJOR RETAIL STRIP



C4-2A
ZONING DISTRICT



± 9,005
LOT SQUARE FOOTAGE



± 27,015
ZONING FLOOR AREA



EXCLUSIVE ADVISORY TEAM

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