

PROPERTY INFORMATION	750 FOURTH AVE	246 24TH ST	234 24TH ST	725 THIRD AVE
	COMMERCIAL	MULTIFAMILY	MULTIFAMILY	MIXED-USE
Address:	750-758 Fourth Avenue	246 24th Street	234 24th Street	725 3rd Avenue
	Brooklyn, NY 11232	Brooklyn, NY 11232	Brooklyn, NY 11232	Brooklyn, NY 11232
Neighborhood:	Sunset Park / Greenwood Heights	Greenwood Heights	Greenwood Heights	Greenwood Heights
Cross Streets:	24th/25th St	3rd & 4th Avenue	3rd & 4th Avenue	23rd St and 24th St
Block-Lot:	651 - 36, 39, 41, 31	651-32	651-28	648-66
Zoning:	M1-2D	M1-2D	M1-2D	M1-2D
Number of Units:	1	2	5	4
Gross Buiding SF:	29,178	2,625	3,100	4,708
Lot Dimensions:	140 ft x 85 ft irreg.	25.5 ft x 42 ft	25.5 ft x 100.17ft	20 ft x 100.7 ft
Lot SF:	13,360	1,071	2,504	2,003
FAR:	2.0	2.00	2.00	2.00
Gross BSF:	26,720	2,142	5,008	4,006
Community Fac. FAR:	4.8			
Available CF Air Rights:	38,588			
ASKING PRICE	\$11,000,000	\$1,000,000	\$1,650,000	\$1,600,000

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 retes, 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.



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