

# 1223 Broadway– For Sale

## Bushwick, Brooklyn, New York, 11221

### Development / Vacant Land / Mixed Use



Investment Sales

Location: 1223 Broadway  
 Block: 3283  
 Lot: 9  
 Lot Size: 20' x 100'(Approx. Irreg.)  
 Lot Sq Ft: 2,000 (Approx. Irreg.)  
 Total Buildable Sq Ft: 6,000 (Residential)  
 Total Buildable Sq Ft: 4,000 (Commercial)  
 Total Buildable Sq Ft: 9,600 (Community Use)  
 Zoning: R6 with C1-3 overlay  
 F.A.R.: 3.0 (Residential)  
 F.A.R.: 2.0 (Commercial)  
 F.A.R.: 4.8 (Community use)  
 Assessment(09/10): \$18,099  
 Taxes(09/10): \$ 1,854



#### Transportation:

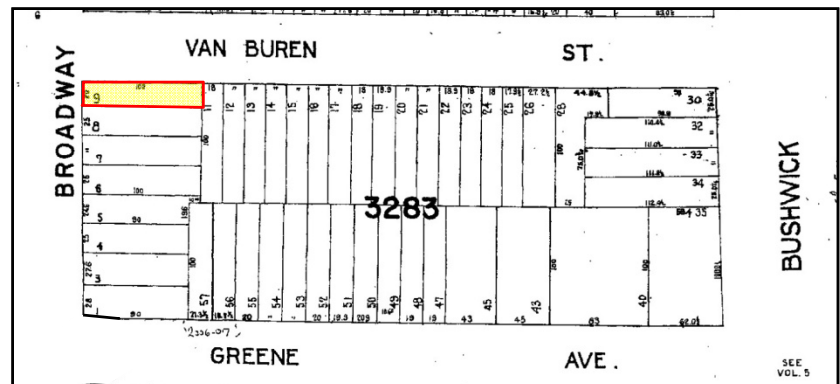
Trains: J, M, & Z  
 Buses: B38, B47, Q24

#### Property Description:

- As of right mixed-use development opportunity.
- Opportunity for business to build and operate.
- Zoning allows for residential, retail, office & community use.
- Corner lot with 20 feet of frontage on Broadway.

#### Neighborhood Information:

- Steps to public transportation
- Central to local stores, shops & all national retailers



**Sale Price: \$200,000**

**For Further Information, Please Contact Exclusive Sales Team:**

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