

416-428 Albee Square

Downtown Brooklyn, NY 11201

Development Site For Sale



Investment Sales

Location: Between Willoughby St & Fulton St

Block/Lot: 146 / 41, 42, 43, 46, and 47

Combined Lot Size: 154' x 100.3'; 15,446 SF total area

C6-4.5 (FAR 12.0) Buildable: 185,352 SF

C6-4.5 (FAR 14.0 - bonus) Buildable: 216,244 SF

Assessed Value (07/08): \$373,950

RE Taxes (07/08): \$36,163

Overview

Prime large scale development opportunity across the street from the massive CityPoint Project and adjacent to the proposed Willoughby Square Park. Site lies within a few blocks of 11 subway lines (2, 3, 4, 5, A, C, F, B, M, Q, R) and the LIRR, surrounded by the Fulton Mall, MetroTech, the Civic Center, B.A.M, Long Island University, Brooklyn Hospital, Fort Greene Park, the proposed arena, and Atlantic Terminal. Availability of adjacent air rights may further add to development potential.



Site Location



Willoughby Square Park Rendering

Please Submit Offers in Writing

WWW.CPEXRE.COM

For Further Information, Please Contact Exclusive Sales Team:

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