

# 476 Washington Avenue

## Clinton Hill, Brooklyn, NY, 11238

### Development / Conversion



Investment Sales

Location: Between Gates Avenue & Greene Avenue  
 Block: 1962  
 Lot: 76  
 Lot Size: 25' x 100' (Approx.)  
 Lot SF: 2,500 (Approx.)  
 Building Size: 22' x 30' (Irrg.)  
 Building SF: 1,980 (Approx.)  
 Stories: 3 Plus Basement  
 Zoning: R6B (Land Marked)  
 Building Class: A9  
 F.A.R.: 2  
 Gross Buildable: 5,000 (Approx.)  
 Air Rights: 3,020 (Approx.)  
 Assessment: \$ 19,584 (09/10)  
 Taxes: \$ 3,172 (09/10)

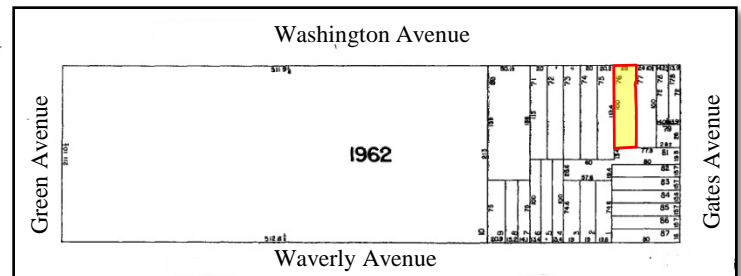


#### Description:

- Existing land marked structure for renovation
- Opportunity for single family or multi family conversion
- Located in the Clinton Hill Historic District
- Close proximity to Fort Green Park, BAM, The Brooklyn Flea, DeKalb Avenue's "restaurant row" & DT Brooklyn
- Close proximity to several academic institutions
- Good access to all mass transportation including the A-C & G trains at the Clinton- Washington Avenue Station

| Floor     | Dimensions | Sqar Feet  |
|-----------|------------|------------|
| Basement  | 22' x 30'  | 660 Sq.Ft. |
| 1st Floor | 22' x 30'  | 660 Sq.Ft. |
| 2nd Floor | 22' x 30'  | 660 Sq.Ft. |
| 3rd Floor | 22' x 30'  | 660 Sq.Ft. |

**PLEASE SUBMIT ALL OFFERS AND TERMS IN WRITING**



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

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