

# 486-488 Lefferts Avenue

Crown Heights South, Brooklyn, NY 11225  
Development/Vacant Land



Investment Sales

Location: Between Brooklyn & Kingston Avenues

Block: 1332  
Lot: 12 & 13  
Lot Size: 40' x 110' (Approx.)  
Lot SF: 4,400 (Approx.)  
Zoning: R6  
F.A.R.: 3  
Assessment: \$1,718 (09/10)  
Taxes: \$10,238 (09/10)

### Property Description:

- Approved plans for seven story mixed use development site
- Plans include 800 sqft of retail space
- Adjoined vacant lots
- Total lot footprint is 4,400 square feet
- 13,500 buildable square feet
- R6 Zoned
- FAR 2.43
- Owner/User opportunity
- Prime location for residential/community use development
- Approved plans available upon request

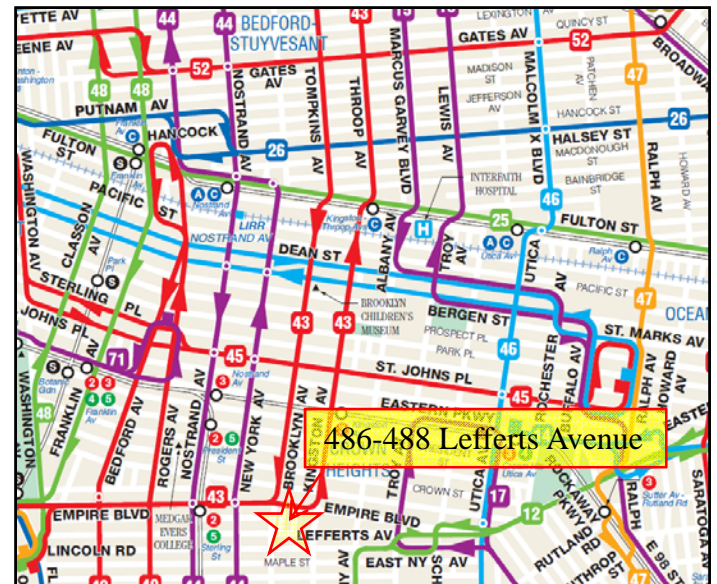
### Neighborhood Description

- Low density residential neighborhood
- Close proximity to SUNY Downstate Medical Center, University Hospital and Kings County Hospital Center.
- Near Medgar Evers College
- Walking distance to Prospect Park

### Transportation:

- Conveniently located next to 2 & 5 trains at the Sterling Avenue Station
- Local buses servicing the community include the B45 & B43

**Sale Price: \$750,000**



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

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