459

EAST 26TH STREET

BROOKLYN, NY 11226



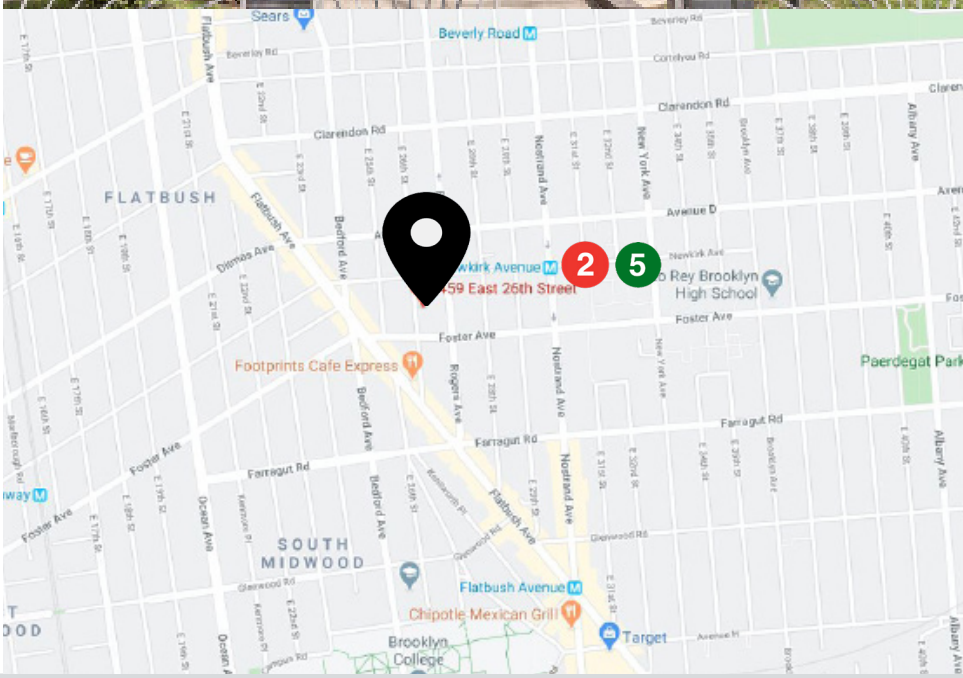
SALE PRICE

$800,000

SALE METRICS	
40 ft x 100 ft Lot Dimensions	R6 Zoning
8,800 Buildable SF	2.2 FAR
$91 Price/BSF	

INVESTMENT HIGHLIGHTS

BLOCK & LOT:	05213-0073
NEIGHBORHOOD:	Flatbush
CROSS STREETS:	Newkirk & Foster Ave
LOT DIMENSIONS:	40 ft x 100 ft
TOTAL SQUARE FOOTAGE:	8,800 BSF
ZONING:	R6
FAR:	2.2
TAX CLASS:	1

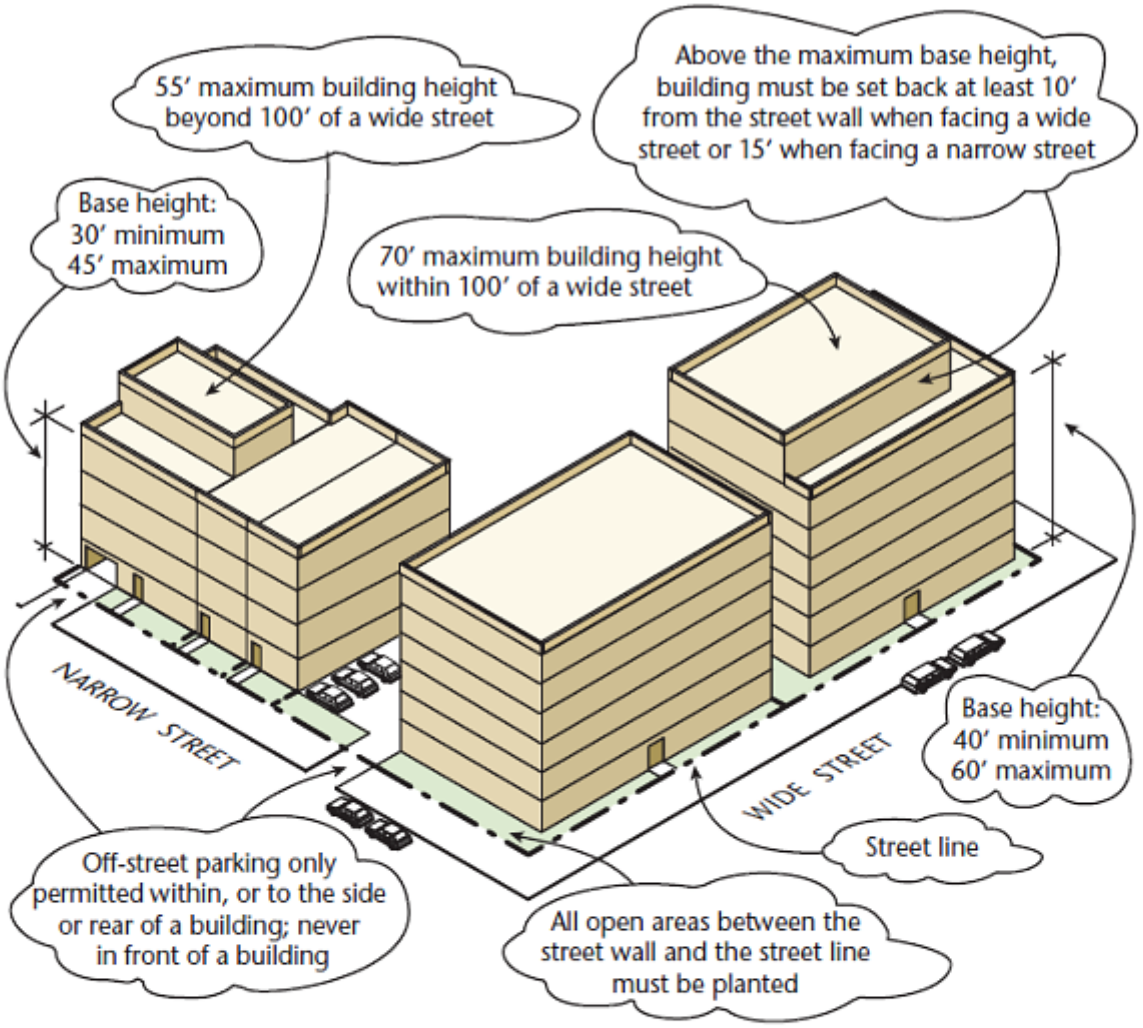


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R6 Quality Housing Option							
		FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking[4] (min)
			Corner Lot	Interior/Through Lot			
R6	Wide Street[1]	3.0[3]	80%	65%	40–60 ft	70 ft	50% of dwelling units
	Wide Street[2]	2.43	80%	60%	40–55 ft	65 ft	
	Narrow Street	2.2[3]	80%	60%	30–45 ft	55 ft	

[1] *Outside the **Manhattan Core***

[2] *Within the **Manhattan Core***

[3] *3.6 FAR with **Inclusionary Housing designated area** bonus on a wide street; 2.42 FAR on a narrow street*

[4] *Waived if 5 or fewer spaces required*