

# 263 McGuinness Blvd Brooklyn, NY 11222

## ASKING PRICE

## \$1,399,000



**DEVELOPMENT SITE FOR SALE  
WITH APPROVED PLANS  
FOR 4 STORY MIXED USE BUILDING  
2 Residential Units  
1 Commercial with 20 ICAP ABATEMENT**

**PROPERTY INFORMATION**

**BLOCK/LOT: 02559/0032**

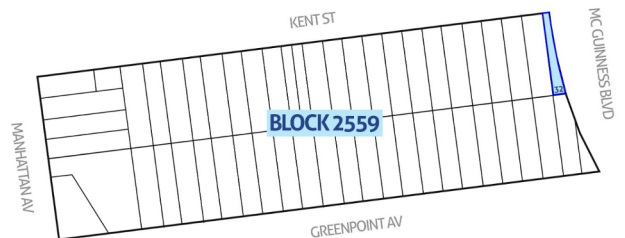
**SQ. FT BUILDABLE: 3,929**

**LOT SQ. FT: 1,250 sq. ft. approximate**

**ZONING: R6A**

**RESIDENTIAL FAR: 3**

**FACILITY FAR: 3**



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**263 McGuinness Blvd is a 1250 sqft empty lot with approved plans to build a 4 story 3929 qft mixed-use condo building.**

This vacant land has approved plans to build a 4 story condo building with two residential duplex apartments and one single story commercial unit on the first floor. The ground floor commercial space has 1240 sqft (gross amount) with over 100ft of Frontage on both heavily trafficked McGuinness Blvd and Kent Street. The commercial condos also comes with a 20 year ICAP tax abatement. The two duplexes are 1344 sqft (gross) with attractive layouts both with 2 bedrooms and 2 bathrooms with private outdoor spaces (penthouse roof and roof above commercial space). This property is located only 2 blocks to the Greenpoint Avenue G-train subway stop as well as the highly desired Manhattan Avenue commercial district which offers every single amenity possible.

**Commercial Condo at 1,240 sqft valued at \$1,000/sqft  
Residential Condos at 1,344 sqft each valued at \$1,200/sqft  
ESTIMATED TOTAL RESALE VALUE AFTER COMPLETION FOR  
ALL THREE CONDOS IS \$4,465,000.**

**For further information,  
to receive building plans  
or**

**To submit an offer,  
please contact:  
Sal Joseph Crifasi**

**Licensed Associate Real Estate Broker**

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