657-665A 5th Avenue
~20,000 BSF Mixed-use development site and a ~10,000 SF Building in South Slope, Brooklyn
Subject to bankruptcy court approval, JLL has been retained on an exclusive basis on 657 5th Avenue, an IMD loft building and mixed-use development site in Greenwood Heights, Brooklyn.

Address Range:
657-665A 5th Avenue, Brooklyn, New York 11215
240-246 19th Street, Brooklyn, New York 11215

REPOSITIONING FLEXIBILITY
This building is delivered as an IMD loft building and mixed-use development site. The corner building spans 11,300 SF, allowing for 19,620 SF BSF of mixed-use development along 5th Avenue.

CAPITAL IMPROVEMENTS, PLANS, & VACANCY
The building has been improved with several thousand dollars’ worth of capital improvements. These include building plans that expired in 2018 but a short-term reapproval is possible. The first floor of the interior building is vacant.

205’ OF FRONTAGE
The site presents a large-scale mixed-use development opportunity on the busy corner of 5th Avenue and 19th Street. With a lot size of 10,228 SF, the property enjoys high exposure and visibility.

MANHATTAN IN MINUTES
The entrance to the Prospect Avenue D N R W is three blocks away, providing excellent connectivity with Brooklyn and lower Manhattan.

LOCATION
657 5th Avenue provides a buyer with an opportunity to invest in a rapidly expanding neighborhood with a variety of premier retailers, restaurants and leisure destinations.

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### Property Features

<table>
<thead>
<tr>
<th>Feature</th>
<th>Corner Building</th>
<th>Interior Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Dimensions</td>
<td>85’ x 45’</td>
<td>75.33’ x 50’</td>
</tr>
<tr>
<td>Gross Building Size</td>
<td>11,064 SF</td>
<td>11,300 SF</td>
</tr>
<tr>
<td>Total Gross Building Size</td>
<td></td>
<td>22,364 SF</td>
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<tr>
<td>Residential FAR (Base)</td>
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<td>3.00</td>
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<tr>
<td>Commercial FAR</td>
<td></td>
<td>2.00</td>
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<tr>
<td>Community Facility FAR</td>
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<td>3.00</td>
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<tr>
<td>Total Buildable SF</td>
<td>30,684 BSF</td>
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<tr>
<td>Minus Existing Structure</td>
<td>11,064 SF</td>
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<tr>
<td>Available Air Rights to build on Development site</td>
<td>19,620 BSF</td>
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<tr>
<td>Assessment (20/21)</td>
<td>$882,609</td>
<td>Tax Class 4</td>
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<tr>
<td>Taxes (20/21)</td>
<td>$93,001</td>
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</tbody>
</table>

Information presented herein is subject to change and should be individually verified. All measurements and square footage estimates are approximate.
For additional information, please contact exclusive agents

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