

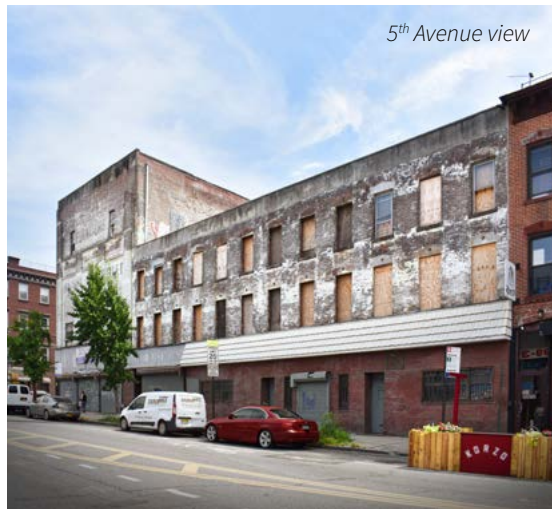


# 657-665A 5<sup>th</sup> Avenue

~20,000 BSF Mixed-use development site and a ~10,000 SF Building  
in South Slope, Brooklyn



19<sup>th</sup> Street view



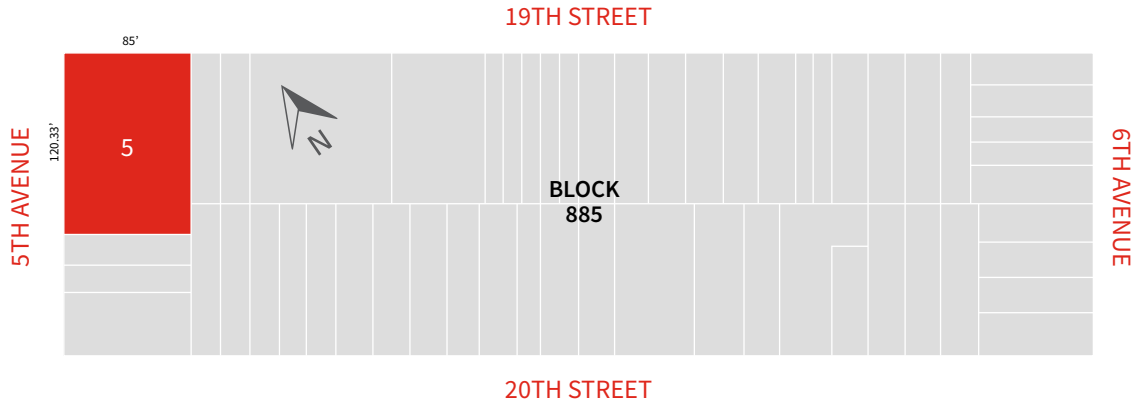
5<sup>th</sup> Avenue view



Rendering



Corner view



Neighborhood Map

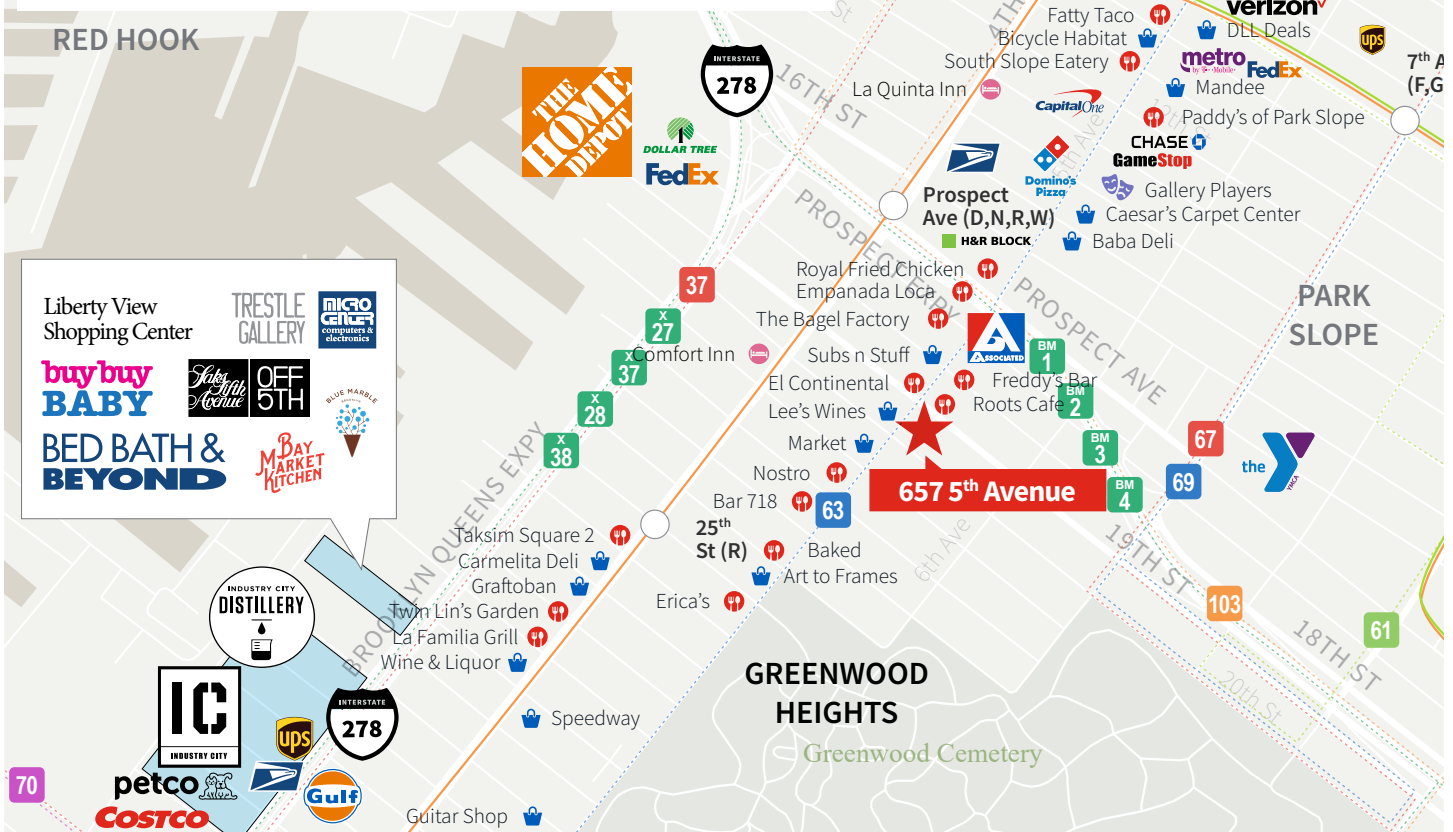
Destination	Subway	Car
Atlantic Terminal (LIRR)	16 minutes	13 minutes
Grand Central Terminal (Metro North)	40 minutes	25 minutes
Penn Station (Amtrak, NJT, LIRR)	37 minutes	26 minutes
JFK Airport, Queens	1 hour, 7 minutes	43 minutes
LGA Airport, Queens	1 hour, 12 minutes	37 minutes
EWR (Newark) Airport, New Jersey	1 hour, 25 minutes	34 minutes

Within 3 Blocks of the Property

**4 Subway Lines**  
D N R W

**14 Bus Lines**

BM 1	BM 2	BM 3	BM 4	X 27	X 37	X 28
X 38	37	61	63	67	69	103



DISCLAIMER

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# 885/5

Block/Lot

# 19,620 BSF

Total Development Right  
Corner Building

# 10,228 SF

Development Site Lot Size 85' x 120.33'

# 11,300 SF

+3 Small apartments

3-Story, 85' x 45' Corner Building

Gross Building Size

# 4

Stories

# Full basement

All buildings

# R6A/C2-4

Zoning Designation

Available

## Please Inquire Within



330 Madison Avenue, Floor 4  
New York, NY 10017

jll.com

Subject to bankruptcy court approval, JLL has been retained on an exclusive basis on 657 5<sup>th</sup> Avenue, an IMD loft building and mixed-use development site in Greenwood Heights, Brooklyn.

### Address Range:

657-665A 5<sup>th</sup> Avenue, Brooklyn, New York 11215  
240-246 19<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> Avenue and 19<sup>th</sup> 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 5<sup>th</sup> Avenue provides a buyer with an opportunity to invest in a rapidly expanding neighborhood with a variety of premier retailers, restaurants and leisure destinations.

### Property Features

Located on the southeast corner of 5th Avenue and 19th Street in Greenwood Heights, Brooklyn NY.

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

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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