



Boutique Crown Heights Development Site

1404A Pacific St, Brooklyn, NY 11216
Block 1209 Lot 13 (Historic District)
Between Brooklyn Ave & Kingston Ave

Presented by:

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Senior Associate



PROPERTY SUMMARY

PROPERTY DESCRIPTION

1404A Pacific St presents a compelling development opportunity in one of Brooklyn's most active residential markets. Situated on a 20' x 107.17' lot totaling 2,143 SF, the site is zoned R6 with a 2.2 base FAR, yielding approximately 4,714 buildable SF for residential development—with UAP bonuses available up to 8,357 BSF.

The R6 designation also accommodates community facility use, with up to 10,286 buildable SF available under the 4.8 CF FAR, offering flexibility for developers evaluating mixed-use or institutional programming. The property is delivered as a vacant lot, allowing a buyer to proceed directly to design and filing without the cost or delay of demolition.

Crown Heights continues to attract strong developer and investor interest, driven by its transit access, established residential demand, and proximity to both Prospect Park and the broader Central Brooklyn market. Steps from the Kingston-Throop Avenues A/C station, the site offers convenient access to Lower Manhattan and beyond.

PROPERTY HIGHLIGHTS

- **Prime Crown Heights Location** – Steps from the Kingston-Throop Avenues A/C station with easy access to Lower Manhattan.
- **Vacant Lot, Ready to Develop** – No demolition required; proceed directly to design and filing.
- **4,714 Residential BSF** – R6 zoning, 2.2 FAR on a 2,143 SF lot; UAP bonus up to 8,357 BSF.
- **Community Facility Option** – Up to 10,286 BSF available under the 4.8 CF FAR.
- **Offered at \$1,400,000** – Competitively priced vacant development site in a high-demand Brooklyn market.



OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	2,143
Zoning District	R6
Residential BSF:	4,714
UAP BSF:	8,357
Community Facility BSF:	10,286
Price Per Buildable S.F.	\$297
UAP Price Per Buildable S.F.	\$168
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	Block 1209 Lot 13
Area	Crown Heights
Block/Lot	1209/13
Lot Dimensions	20' x 107.17
Lot Sq. Ft.	2,143

BUILDING INFORMATION

Building Type	Vacant Lot
Building Sq. Ft.	-
Total Units	-

NYC FINANCIAL INFORMATION

Assessed Value	\$4,297
Tax Rate	19.843%
Gross Taxes	\$824

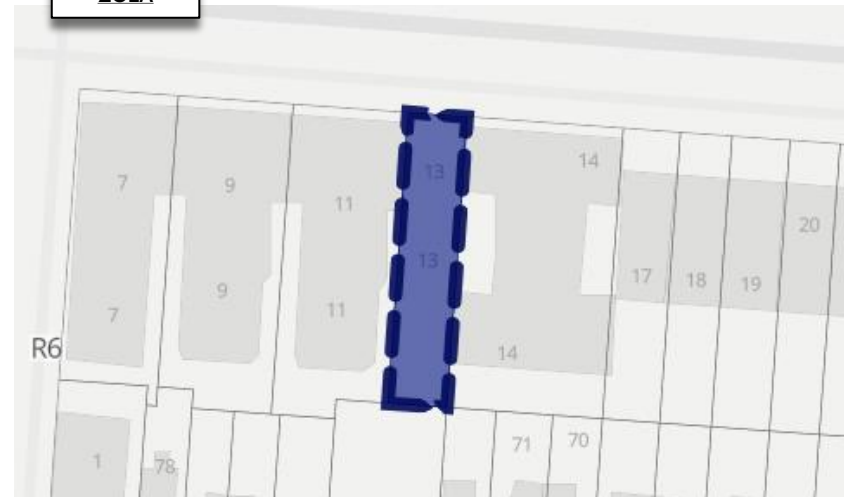
ZONING INFORMATION

Zoning District	R6
Base Floor Area Ratio (FAR)	2.2
Residential Buildable Sq. Ft.	4,714
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	3.9
UAP Buildable Sq. Ft.	8,357
Community Facility FAR	4.8
Community Facility Buildable Sq. Ft.	10,286
Industrial FAR	-
Industrial Buildable Sq. Ft.	-

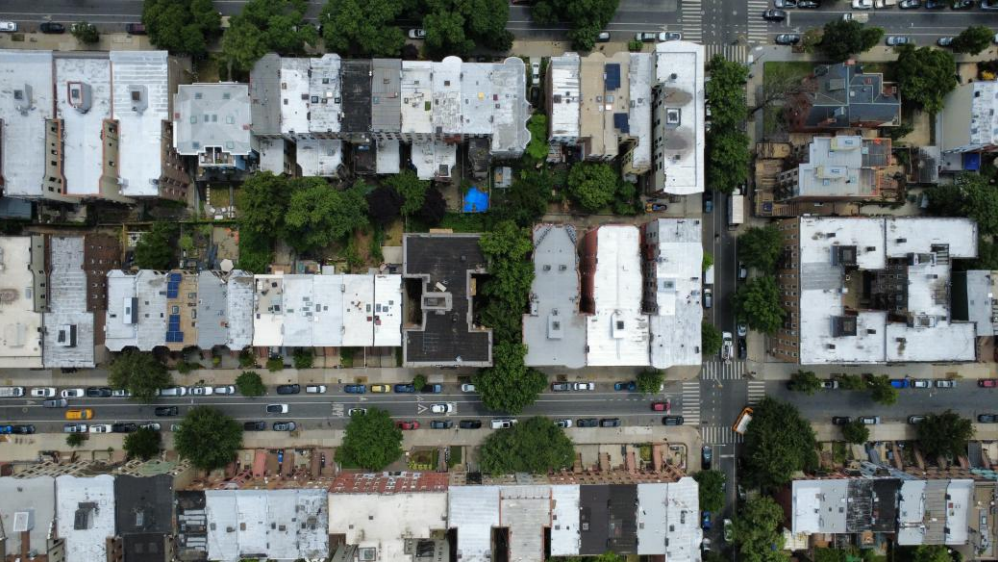
Tax Map



ZOLA



SITE PHOTOS



SITE PHOTOS



ZONING INFORMATION

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND MAXIMUM BUILDING HEIGHTS

District	Minimum base height (in feet)	Standard <i>residences</i>		<i>Qualifying affordable housing or qualifying senior housing</i>	
		Maximum base height (in feet)	Maximum height of <i>buildings or other structures</i> (in feet)	Maximum base height (in feet)	Maximum height of <i>buildings or other structures</i> (in feet)
R6A R6 ¹ R6-1	40	65	75	65	95
R6 ²	30	45	55	65	85

23-342 Rear yard requirements

LAST AMENDED 12/5/2024

HISTORY

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, *rear yards* shall be provided on *interior lots* in accordance with this Section., except as otherwise provided pursuant to the provisions of Section 23-34, inclusive.

(a) Standard lots

In the districts indicated, a *rear yard* shall be provided as follows:

- (1) For *detached* and *zero lot line buildings*, for *buildings* or portions thereof at or below a height of 75 feet, as measured from *base plane*, a *rear yard* with a depth of not less than 20 feet shall be provided at every *rear lot line* on any *zoning lot*, and for portions above 75 feet, where permitted, a *rear yard* with a depth of 30 feet shall be provided; and
- (2) For *semi-detached* and *attached buildings*:
 - (i) for *zoning lots* with a *lot width* of less than 40 feet, a *rear yard* with a depth of not less than 30 feet shall be provided at every *rear lot line* on any *zoning lot*; and
 - (ii) for *zoning lots* with a *lot width* of 40 feet or greater, for *buildings* or portions thereof at or below a height of 75 feet, as measured from *base plane*, a *rear yard* with a depth of not less than 20 feet shall be provided at every *rear lot line* on any *zoning lot*, and for portions above 75 feet, where permitted, a *rear yard* with a depth of 30 feet shall be provided.



ADVISORY TEAM



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