



## PROPERTY INFORMATION

**Listing price \$ 11,750,000**

312-314 Atlantic Avenue, Brooklyn, NY, 11201

### PROPERTY INFORMATION

Address: 312-314 Atlantic Avenue, Brooklyn, NY, 11201  
Location: Downtown Brooklyn, Boerum Hill  
Block: 182  
Lot: 10  
Lot Dimensions: 50' x 90' (irregular)  
Lot Sq. Ft.: 4,250 (approx.)

NOTE: ALL DIMENSIONS, SQUARE FOOTAGES, AND ZONING REGULATIONS ARE SUBJECT TO EXPERT ARCHITECTURAL REVIEW

### BUILDING INFORMATION

Building Dimensions:	50' x 80'	(irregular)
Stories:	3 + Mezzanine	
Gross Square Footage*:		
Basement:	4,000	(approx.)
Ground Floor:	4,000	(approx.)
Mezzanine:	2,250	(approx.)
3rd Floor:	4,000	(approx.)
Total Gross Square Footage:	14,250	(approx.)
*As Provided by Owner		
Zoning:	R6A / C2-4	
FAR:	3.00	
Total Buildable Sq. Ft.:	12,750	(approx.)
Minus Existing ZFA:	10,250	(approx.)
Available Air Rights:	2,500	(approx.)
Property Taxes:	\$115,150	(15-16)



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