

# 2390-2400 PITKIN AVENUE, BROOKLYN, NY 11208

Corner Development Site | FOR SALE



## PROPERTY INFORMATION

Block / Lot	4017 / 19 & 15
Lot Dimensions	97.83' x 110'
Lot Size Sq. Ft.	10,761
Zoning (Split Zone)	R7A/ R5/ C2-4/ EC-5/ MIH
FAR (MIH)	4.60
Buildable Area (MIH)	49,501
Tax Class	4
Assesment (19/20)	\$332,640
Real Estate Taxes (19/20)	\$34,974

**\$103**  
\$/BSF

**49,501**  
Buildable SF

**\$87**  
\$/BSF w/ Fresh Bonus

**58,628**  
Buildable SF w/ Fresh Bonus

**R7A/R5, C2-4, EC-5 AND MIH**  
Zoning (FAR)

## PROPERTY DESCRIPTION

Ariel Property Advisors presents 2390-2400 Pitkin Avenue, a unique corner lot development site in the East New York neighborhood of Brooklyn.

The site is located on the southeast corner of Pitkin Avenue and Cleveland Street. There are two adjacent parcels of land totaling 97.83' x 110' (10,761 SF). Currently, the property has been improved with two interconnected one-story commercial buildings combined as one totaling approximately 9,565 gross square feet that will be delivered vacant and available for development. There is no cellar or basement space as the property is built primarily on grade.

The site is situated in an R7A/R5 zoning district with a C2-4 overlay, EC-5 and inclusionary housing requirements and the potential for bonus residential square footage under the FRESH program. Maximum base floor area ratio (FAR) as-of-right is 4.6, allowing for up to approximately 49,501 of zoning square footage in a mixed-use development. With the FRESH bonus and including lower-level

space for parking etc., the overall zoning floor area could reach as high as 58,628 square feet.

Developers will also have the option of building a community facility use on the property at a FAR of 4.0 or about 43,044 zoning square feet.

Located within three short blocks of the A & C subway lines at Shepherd Avenue Station (on Pitkin) and equidistant to the J line train at the Cleveland Street, Van Siclen Avenue, and Norwood Avenue stations. Also a short walk to the 2, 3 and 4 lines at New Lots Avenue. 2390-2400 Pitkin Ave. is at the center of all public transportation providing direct access to Downtown Brooklyn, Williamsburg, and Manhattan.

The development site at 2390-2400 Pitkin Avenue presents an opportunity for developers and investors to create an exceptional residential building.

**ASKING PRICE: \$5,100,000**

**212.544.9500**  
arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

For Financing Info

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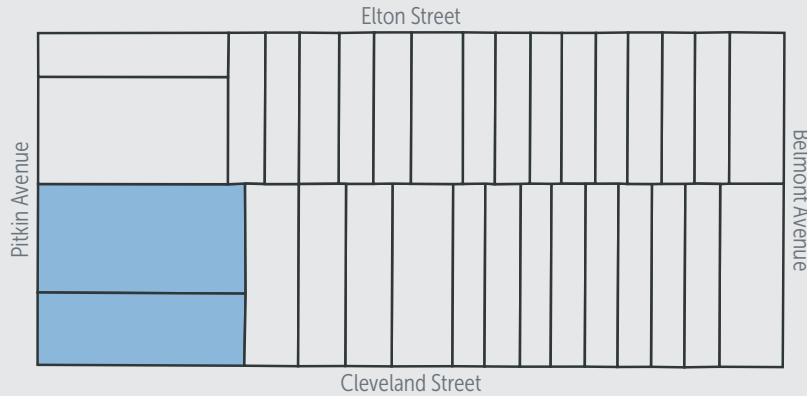
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# 2390-2400 PITKIN AVENUE, BROOKLYN, NY 11208

Corner Development Site | FOR SALE



Corner of Pitkin Avenue and Cleveland Street



**4017**

Block

**15,19**

Lot

**97.83' X 110'**

Lot Dimensions

**10,761**

Lot Area SF

- 1 Sutter Ballfields
- 2 Ctown Supermarkets
- 3 Bennetts Pharmacy
- 4 La Bona Pizza & Pasta
- 5 Shepherd Avenue Train Station
- 6 Van Siclen Avenue Train Station



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. 15 August 2019 9:25 pm