

800 ROCKAWAY AVENUE, BROOKLYN NY

COMMERICAL BUILDING W/ AIR SUBSTANTIAL RIGHTS | FOR SALE



9,612
Building SF

26,604
Lot SF

58,528
Res Buildable SF

78,528
Total BSF (w/FRESH Bonus)

BROWNSVILLE
Location

Ariel Property Advisors has been retained on an exclusive basis to sell 800 Rockaway Avenue, a block through development site with frontage on Rockaway Avenue, Chester Street and Newport Street. Currently the subject property consists of a 9,612 square foot single story retail building which lies on a 26,604 square foot lot in Brownsville, Brooklyn. This large footprint provides developers with several options as it contains 58,528 buildable square feet for residential development, 53,208 buildable square feet for commercial development and 127,698 buildable square feet for community facility development. Additionally the existing building and ample parking are ideal for a retail operator suit the property to their specific use. The subject property can also be used in the FRESH program which allows for additional FAR if a supermarket is the retail tenant.

800 Rockaway Avenue is conveniently located one block from the 3 Train at the Rockaway Avenue Station which provides access to Downtown Brooklyn and Manhattan. A myriad of new affordable developments are under construction in the Brownsville neighborhood. "The Brownsville Plan" is the mayors initiative to bring over 2,500 new affordable developments to the neighborhood in the next five years. 800 Rockaway will position an investor to take advantage of the in-place income with large development rights.

PROPERTY INFORMATION

Block / Lot	3602 / 7	
Lot Dimensions	200.46' x 200'	Irregular
Lot Area (Approx.)	26,604	Sq. Ft.
Zoning	R6 / C2-3	
	FAR	BUILDABLE AREA (APPROX.)
Residential Buildable Area (Approx., as-of-right)	2.20	58,528
Commercial Buildable Area (Approx., as-of-right)	2.00	53,208
Comm. Facility Buildable Area (Approx., as-of-right)	4.80	127,698
Buildable Square Footage with Fresh (Approx.)	78,528	
Existing Footage (Approx.)	9,612	
Assessment (18/19)	\$584,013	
Real Estate Taxes (18/19)	\$61,403	

OWNERSHIP REQUESTS PROPOSALS

FOR MORE INFORMATION PLEASE CONTACT OUR EXCLUSIVE SALES AGENTS AT 212.544.9500 / arielpa.nyc

Jonathan Berman
212.544.9500 ext. 20
jberman@arielpa.com

James Meehan
212.544.9500 ext. 80
jmeehan@arielpa.com

Matthew Lev
212.544.9500 ext. 5271
mlev@arielpa.com

FOR FINANCING INFO

Paul McCormick
212.544.9500 ext. 45
pmccormick@arielpa.com

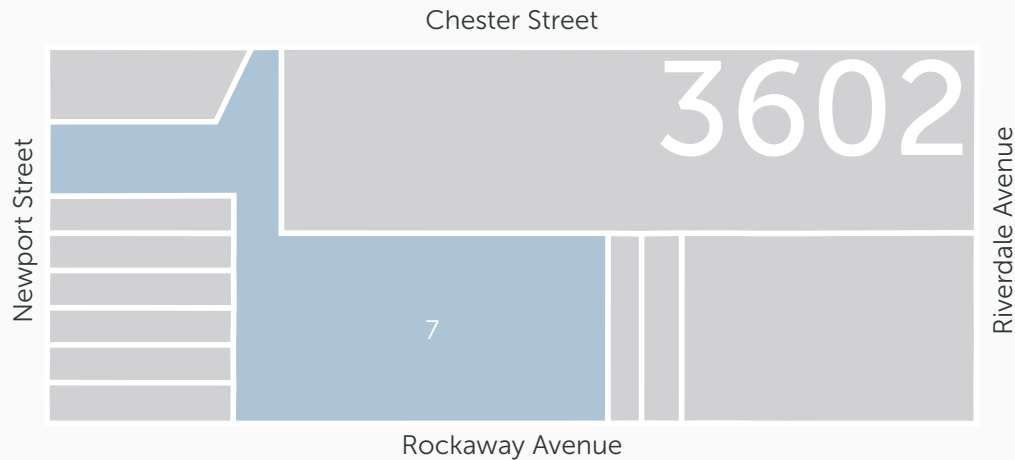
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage 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. June 11, 2019 4:03 PM

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3D MAP / TAX MAP

Block through property with frontage on
Rockaway Avenue, Chester Street and Newport Street



LOCATION MAP



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