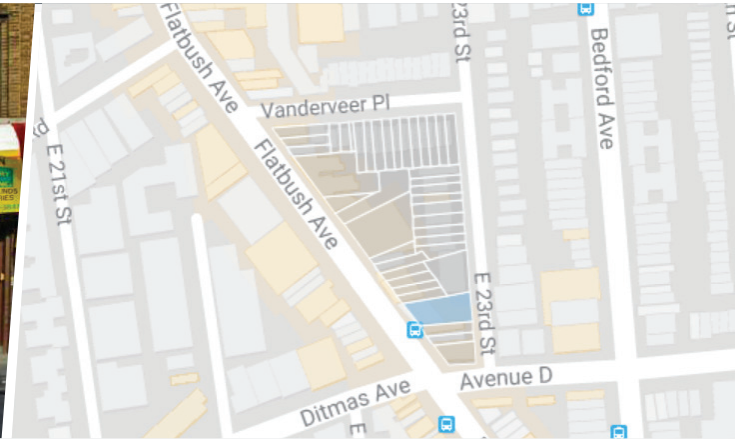


1205-1209 FLATBUSH AVENUE, BROOKLYN, NY 11226
PRIME 28,787 BSF DEVELOPMENT SITE IN FLATBUSH | FOR SALE



28,787

BSF w/ INCLUSIONARY HOUSING

55' X 133.08' (IRR.)

Lot Dimensions

R7A / C2-4

Zoning

Ariel Property Advisors presents 1205-1209 Flatbush Avenue, a prime 55' x 133' block-through, mixed use development site located in the heart of the Flatbush neighborhood. This site rests in an inclusionary R7-A/C2-4 Zoning district, giving the purchaser a myriad of avenues to add value in the forms of a commercial and residential development. The subject property boasts 21,590 BSF as-of-right and 28,787 BSF with the inclusionary housing bonus. The recent passage of Affordable New York, the replacement for the former 421-A tax abatement program, is driving much development in the immediate area due to the newly established Area Median Income requirements put forth by the legislation.

1205-1209 Flatbush Avenue is currently operating as a laundromat and can be delivered vacant. The existing 4,735 SF commercial building is centrally located on Flatbush Avenue, one of Brooklyn's major commercial thoroughfares, and has on-site parking at the rear of the property, making it a very attractive opportunity for an owner-user. The property is also near transportation hubs, with the 2,5, and Q subway lines all located within walking distance.

1205-1209 Flatbush Avenue stands out as a superior investment opportunity for a developer or owner-user because of its strong location, dual frontage on Flatbush Avenue and East 23rd Street, and large footprint in one of Brooklyn's rapidly emerging submarkets.

PROPERTY INFORMATION

Block / Lot	5188 / 6	
Lot Dimensions	55' x 133.08'	Irregular
Lot Area	6,258	Sq. Ft.
Building Dimensions	55' x 86'	
Stories	1	
Building Size	4,735	
Zoning	R7A / C2-4	Inclusionary Zone
FAR	3.45	as-of-right
FAR	4.60	w/ Inclusionary Housing
Buildable Area	21,590	as-of-right
Buildable Area	28,787	w/ Inclusionary Housing
Assessment (18/19)	\$250,290	
Real Estate Taxes (18/19)	\$26,315	

ASKING PRICE: \$4,250,000

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

Stephen Vorvolakos x25
svorvolakos@arielpa.com

David Khukhashvili x5139
dkhukhashvili@arielpa.com

FOR FINANCING INFO

Paul McCormick x45
pmccormick@arielpa.com

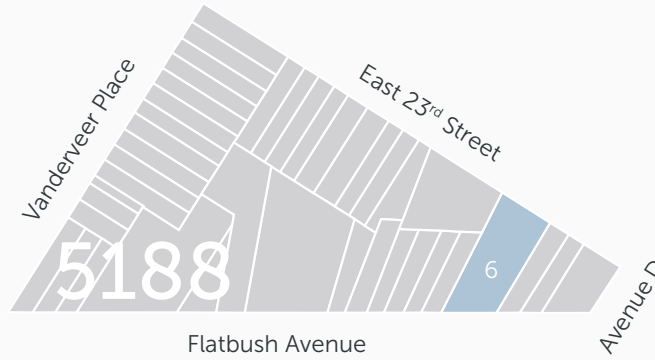
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage 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 3:39 PM

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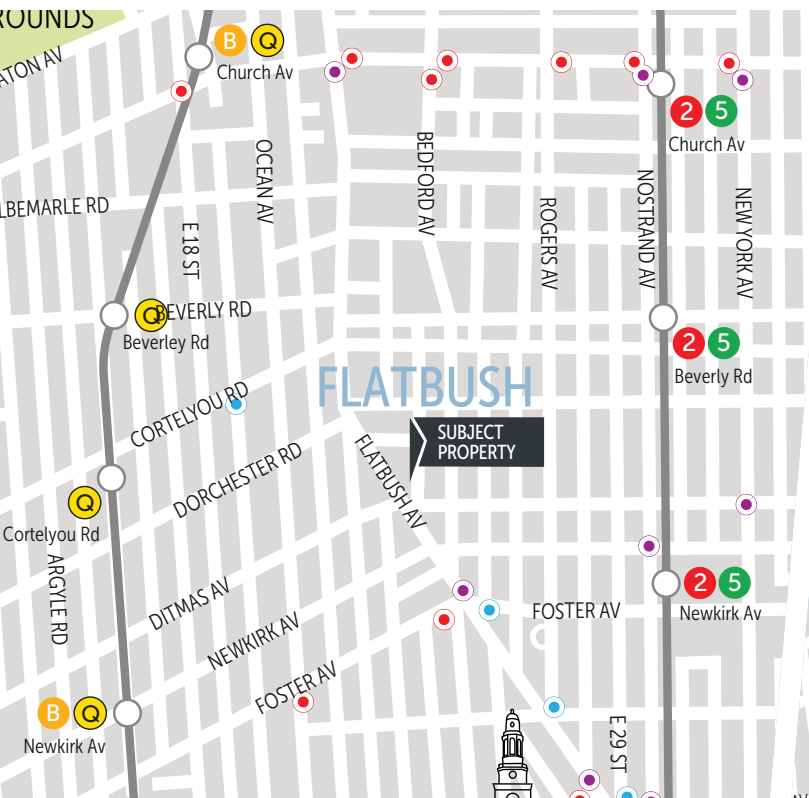


TAX MAP

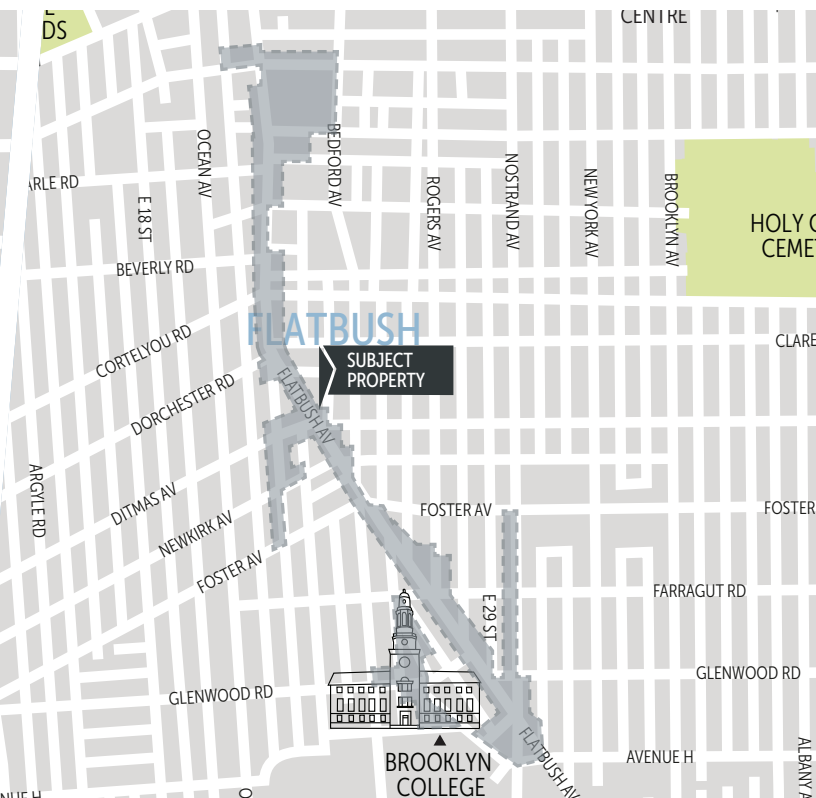
Block-through site with frontage on Flatbush Avenue and East 23rd Street between Vanderveer Place and Ditmas Avenue



LOCATION MAP



INCLUSIONARY HOUSING AREA



ASKING PRICE: \$4,250,000

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