

834 NEW YORK AVENUE, BROOKLYN, NY 11203

EXCLUSIVE OFFERING MEMORANDUM

Development Opportunity in Flatbush Brooklyn



IPRG



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FOR MORE INFORMATION,
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INVESTMENT PRICING





OFFERING PRICE

\$999,999

INVESTMENT HIGHLIGHTS

9,630
Approx. Buildable SF

22.5 ft x 107 ft
Lot Dimensions

R7-1
Zoning

\$104
\$/BSF

4.0
FAR

IPRG

PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 834 New York Avenue. The subject property is located between Lenox Road and Linden Boulevard in Flatbush, Brooklyn.

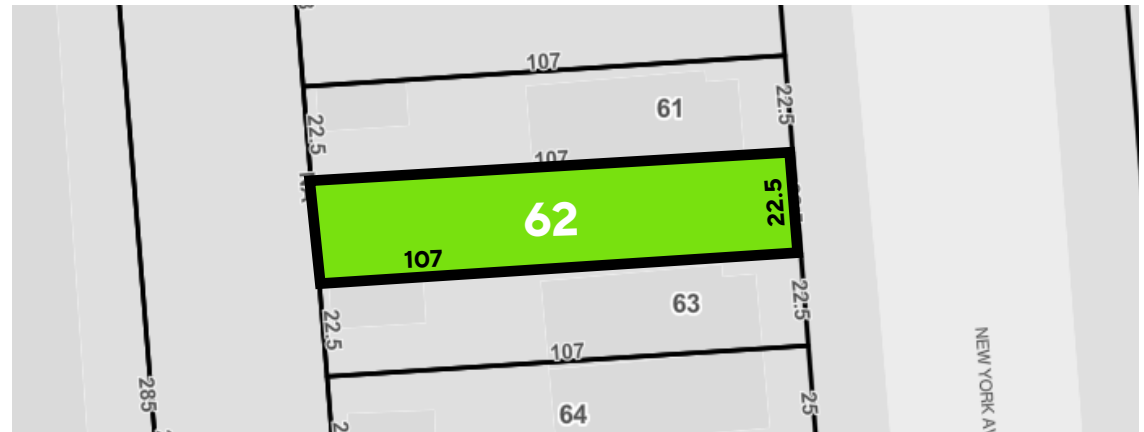
The development site offers 9,630 buildable square feet. The lot is built 22.5 ft x 107 ft.

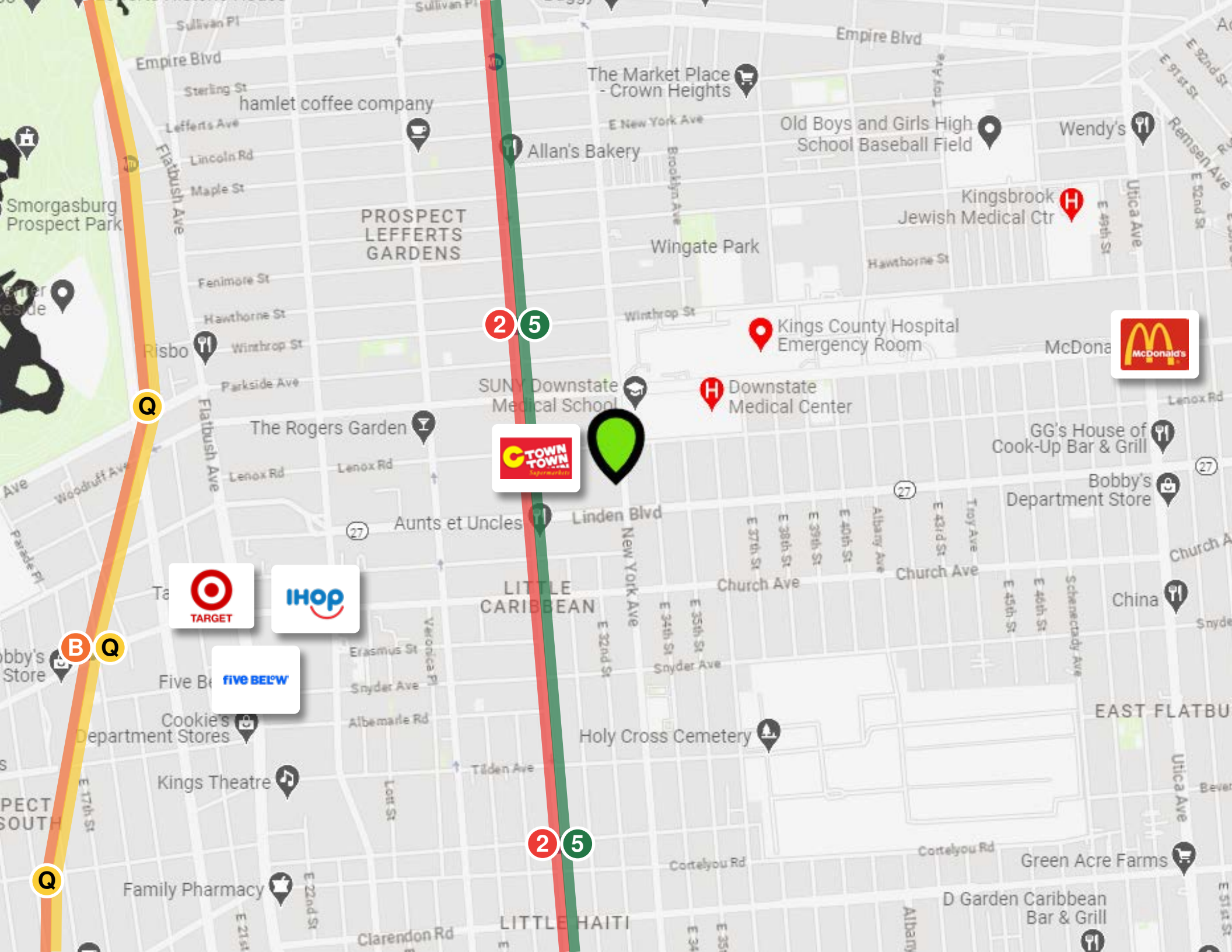
The property is located within walking distance to the 2 and 5 subway lines.

BUILDING INFORMATION

BLOCK & LOT:	04853-0062
NEIGHBORHOOD:	Flatbush
CROSS STREETS:	Lenox Rd & Linden Blvd
LOT DIMENSIONS:	22.5 ft x 107 ft
TOTAL BUILDABLE SF:	9,630
ZONING:	R7-1
FAR:	4
TAX CLASS:	1

TAX MAP





Smorgasburg Prospect Park

Empire Blvd
Sterling St
Lefferts Ave
Lincoln Rd
Maple St

hamlet coffee company
Allan's Bakery

The Market Place - Crown Heights
E New York Ave

Old Boys and Girls High School Baseball Field
Wendy's

Kingsbrook Jewish Medical Ctr

Utica Ave
E 49th St

E 92nd St
E 91st St
Remsen Ave
E 32nd St

Risbo

Fenimore St
Hawthorne St
Winthrop St

PROSPECT LEFFERTS GARDENS

Wingate Park
Winthrop St

Kings County Hospital Emergency Room

McDonald's

Downstate Medical Center

Lenox Rd

Woodruff Ave

Parkside Ave
Lenox Rd

The Rogers Garden

SUNY Downstate Medical School

GG's House of Cook-Up Bar & Grill

Bobby's Department Store

Church Ave

Church Ave

Parade Pl

Lenox Rd

Aunts et Uncles

Linden Blvd

Church Ave

Church Ave

China

Snyder Ave

Five Below

Erasmus St
Snyder Ave

LITTLE CARIBBEAN

New York Ave

Church Ave

Church Ave

Schaefer Ave

Snyder Ave

Department Stores

Albemarle Rd

Holy Cross Cemetery

Tilden Ave

Cortelyou Rd

Cortelyou Rd

Green Acre Farms

Green Acre Farms

Kings Theatre

Family Pharmacy

LITTLE HAITI

Cortelyou Rd

Cortelyou Rd

D Garden Caribbean Bar & Grill

D Garden Caribbean Bar & Grill

E 51st St

Clarendon Rd

E 22nd St

E 21st St

E 32nd St

E 34th St

E 35th St

E 36th St

E 37th St

E 17th St

E 22nd St

E 21st St

E 32nd St

E 34th St

E 35th St

E 36th St

E 37th St

E 17th St

E 22nd St

E 21st St

E 32nd St

E 34th St

E 35th St

E 36th St

E 37th St



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