



1499 NOSTRAND avenue

FOR SALE | RESIDENTIAL DEVELOPMENT SITE | BROOKLYN, NY 11226

INVESTMENT SUMMARY

CPEX Real Estate has been exclusively retained to market 1499 Nostrand Avenue for sale. The property is located on the east side of Nostrand Avenue between Church Avenue and Snyder Avenue in Prospect Lefferts Gardens, Brooklyn, NY 11226. The site will be delivered with the 421a tax abatement in place with approved plans for two efficient 4-story, 8-unit buildings.

PROPERTY FACTS

Address:	1499 Nostrand Ave, Brooklyn, NY 11226
Location:	Between Snyder Avenue & Church Avenue
Block_Lot:	4884_50
Building Class:	V9
Lot Dimensions:	40' x 100' *
Lot SF:	4,000 SF *
Assessment (16/17):	\$113,310
Taxes (16/17):	\$12,074.31
Tax Rate:	10.656%
Classification:	R6
FAR:	3
Total BSF:	12,000 SF * *Approximate



Proposed Rendering

DEVELOPMENT OPPORTUNITY

- The site is zoned as R6 with a maximum residential FAR of 3.0
- The site can accommodate approximately 12,000 buildable square feet
- The site could be developed as either rental units or residential condominiums
- The site has approved plans for two four-story, eight-unit buildings with the 421a tax abatement in place

TRANSPORTATION

- The subject property is one block from the 2 & 5 trains at the Church Avenue Station and walking distance to the Q & B train at the Church Avenue Station
- The buses that service the area are the B35, B44 & B49

ASKING PRICE: \$2,275,000

For Further Information, Please Contact the CPEX Development Sales Team:

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CPEX REAL ESTATE | 81 WILLOUGHBY STREET, 8TH FL | BROOKLYN, NY 11201 | TEL: (718) 935-1800 | FAX: (718) 935-1822 | WWW.CPEXRE.COM

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed.

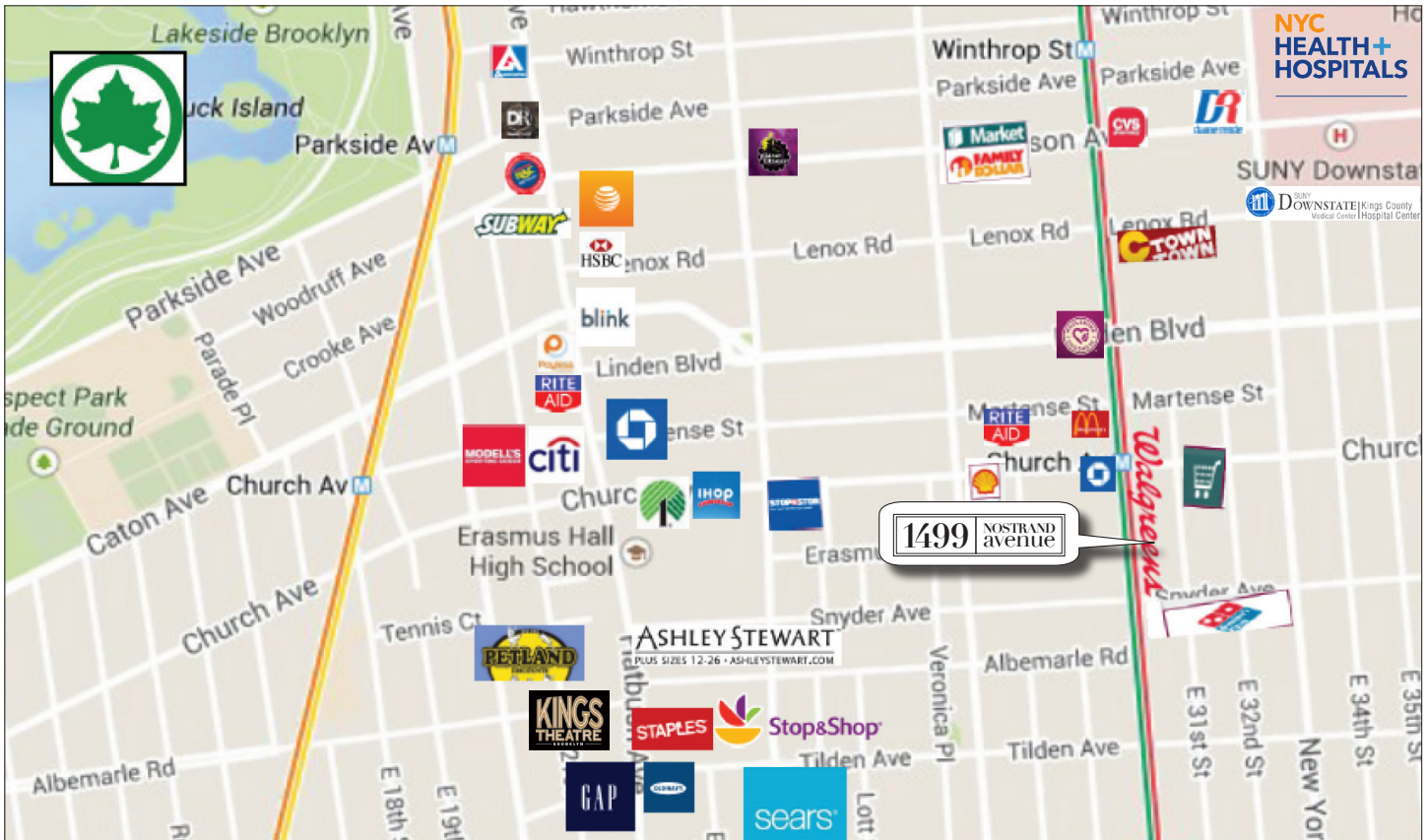
IT IS STRONGLY URGED THAT THE PROSPECTIVE PURCHASER CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE, AND ALL OTHER INFORMATION PRESENTED HEREIN.



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