

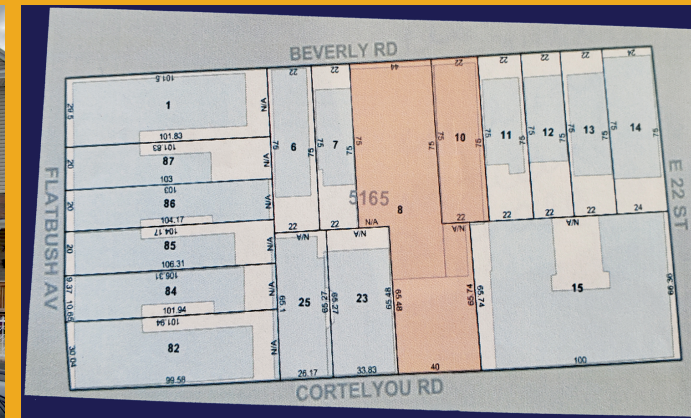


## FLATBUSH DEVELOPMENT OPPORTUNITY 17,789 BUILDABLE SF

Address: **2146-50 Beverley Road, Brooklyn NY 11226**  
**A.K.A. 2145-7 Cortelyou Road**  
 Between East 22nd Street & Flatbush Avenue

Description: 2 Adjacent properties with a 1 story medical office building and a 2 story mixed-use building that can be delivered vacant. The combined lots offer an opportunity to develop a block-thru residential property.

	<u>2146 Beverley Road</u>	<u>2150 Beverly Road</u>	<u>Total</u>
Block/Lot:	5165/8	5165/10	5165/8 & 10
# of Stories:	1	2	N/A
Lot Size:	44' x 75' (Beverley -R6B); 40' x 65.74' (Cortelyou -R6A)	22' x 75'	66' x 75' (Beverley-R6B); 40' x 65.74' (Cortelyou-R6A)
Built Size:	44' x 100' (IRR.)	22' x 75'	N/A
Lot Area:	5,930 sq. ft.	1,650 sq. ft.	7,580 sq. ft.
<b>Built SF:</b>	<b>4,275 sq. ft.</b>	<b>2,644 sq. ft.</b>	<b>6,919 sq. ft.</b>
Air Rights:	10,214 sq.ft (approx.)	656 sq. ft (approx.)	10,870 sq. ft (approx.)
Buildable:	14,489 sq. ft (approx.)	3,300 sq. ft (approx.)	17,789 sq. ft (approx.)
Zoning:	R6B/R6A (split zoning)	R6B	R6B/R6A
F.A.R.:	2 & 3 (as built: .72)	2 (as built: 1.6)	2 & 3 (as built: .91)
Assessment:	\$282,693	\$200,293	\$482,986
Taxes (18/19)	\$29,722	\$21,059	\$50,781



**\$ 3,800,000**