

241 Malcolm X Blvd

— Brooklyn, NY 11233 —



4 STORY BUILDING

FOR SALE
\$1,295,000

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EXCLUSIVELY PRESENTED BY:

CT Estates
Omar Thomas

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EXECUTIVE SUMMARY

CT Estates is proud to present 241 Malcolm X Boulevard, a development site in the rapidly evolving Bedford-Stuyvesant neighborhood of Brooklyn.

This 25 ft x 100 ft lot offers over 6,000 buildable square feet as-of-right, with further upside under the City of Yes zoning amendments. The lot is zoned R6A with a C2-4 commercial overlay, offering developers flexibility for a residential, commercial, or mixed-use project.

Situated along the high-visibility Malcolm X Boulevard corridor and nestled between thriving new developments, boutique coffee shops, local dining gems, and culture-driven retail—this site is strategically positioned for a transformative project in one of Brooklyn's most dynamic neighborhoods.

Located within an Opportunity Zone, the property offers potential tax advantages, enhancing its appeal to investors and developers seeking both impact and return.

With the Gates Avenue J/Z subway station just minutes away, connectivity to Williamsburg, Downtown Brooklyn, and Lower Manhattan is seamless, making this site attractive for both rental and condo end-users.

PROPERTY HIGHLIGHTS:



4 Story mixed-use building with 7 income producing units



22 feet of prime frontage along Malcolm X Blvd



\$257,196 in gross annual rental income with upside potential



Strategically positioned near the Utica Ave A/C subway station



Strong rental and condo comps within immediate 3 block radius



High visibility location with exceptional foot traffic

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PROPERTY INFO

PROPERTY INFORMATION

Address:	241 Malcolm X Blvd Brooklyn, NY 11233
Block & Lot:	01728-0053
Lot Dimensions:	22 ft x 100ft
Lot SF:	2,260
Annual Property Tax:	\$2,817
Tax class:	4
Zoning:	R6A, C2-4
Proposed Use:	Residential, Mix Use
Stories:	4
Buildable SF:	~6,000 +SF
Opportunity Zone:	Yes
Unused Far:	6,780
Residential Units:	6
Commercial Units:	1
Total Units:	7

LOCATION ADVANTAGES

- Surrounded by new developments and local retailers like Chez Oskar, L'Antagoniste, and Saraghina
- Strong rental and condo sales comps within a 3-block radius
- A short walk to Fulton Street retail corridor and the vibrant Tompkins Ave strip
- Excellent street visibility and foot traffic for a potential commercial component



FINANCIAL OVERVIEW

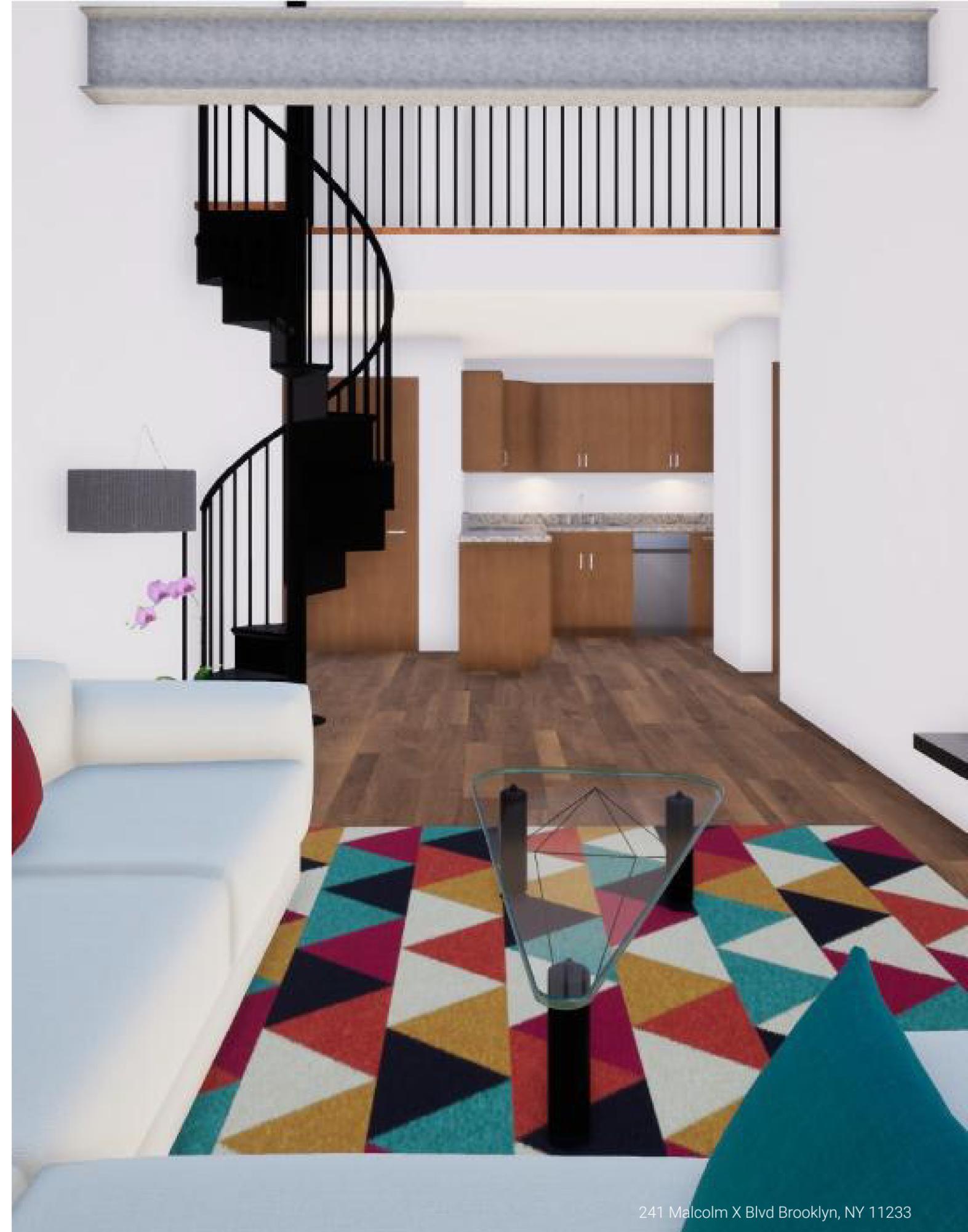
PROJECTED RENT ROLL

Unit	Unit Type	Sqft	Monthly Rent	Annual Rent
Commercial	Retail	355	\$2,755	\$33,060
Unit 1	Studio	739	\$2,821	\$33,852
Unit 2A	1Br	856	\$3,061	\$36,732
Unit 3A	1Br	970	\$3,061	\$36,732
Unit 3B	1Br	970	\$3,061	\$36,732
Unit 4A	1Br Duplex	970	\$3,337	\$40,044
Unit 4B	1Br Duplex	970	\$3,337	\$40,044
Annual Total				\$257,196

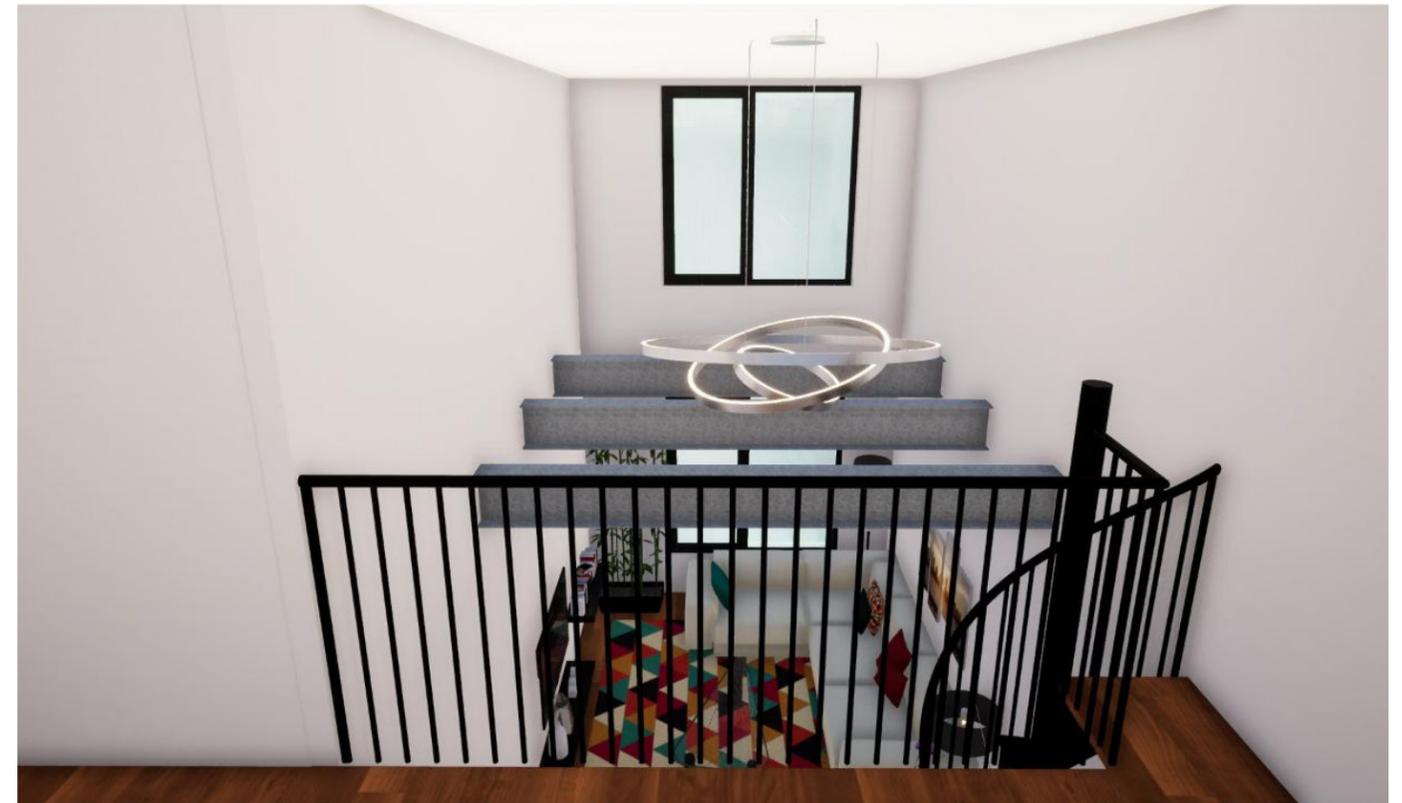
OPERATING EXPENSES

Expense Item	Annual Cost
Property Taxes	\$13,802
Water & Sewage	\$1,800
Insurance	\$6,000
Gas	\$600
Electrical	\$600
Repairs & Maintenance	\$1,200

Residential Revenue	Annual Income
Net Income	\$233,194



PROPERTY INTERIOR PHOTOS



AERIAL MAP



NEIGHBORHOOD OVERVIEW



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ASKING PRICE

\$1,295,000

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DISCLAIMER

The Legacy Unity Group is a Investment, Development & Management firm of residential & commercial real estate. From adaptive reuse and repositioning of existing assets to ground-up developments, the Legacy team leverages proven expertise, a diverse set of capabilities and a regimented and planned approach to provide superior risk-adjusted returns on its investments and investors. Our strategy of pursuing opportunistic real estate investments located in the New York metropolitan area and others. Through strategic construction, property management we leverage a fully integrated platform of extensive relationships to acquire, develop, reposition and operate real estate. On this investment we are offering a 7% return over a term of 3 years for up to 24% return on investment. A minimum of \$10,000 is required and a cap of \$500,000.