


ASKING PRICE
\$9,750,000

BLOCKFRONT MIXED-USE
DEVELOPMENT SITE
WITH ~100,000 BSF
(AS OF RIGHT), & UP
TO ~178,000 BSF
VIA BONUSES

540 FT OF
LINEAR
FRONTAGE



326 ROCKAWAY AVENUE
BROOKSVILLE, BROOKLYN | NY

TEAM**PREUSS**

BLOCKFRONT MIXED-USE DEVELOPMENT SITE

~100,000 BSF (AS OF RIGHT) - ~178,000 BSF (MAX)

326 ROCKAWAY AVE, BROWNSVILLE, BROOKLYN

ASKING PRICE
\$9,750,000

FOR ADDITIONAL INFORMATION AND CONFIDENTIALITY AGREEMENT,
PLEASE CONTACT EXCLUSIVE CUSHMAN & WAKEFIELD AGENTS:

Stephen R. Preuss
Vice Chairman
718 512 2118
stephen.preuss@cushwake.com

Kevin Louie
Director
718 512 2627
kevin.louie@cushwake.com

Andreas Efthymiou
Director
718 512 2621
andreas.efthymiou@cushwake.com

Kevin Schmitz
Director
718 512 2628
kevin.schmitz@cushwake.com

PROPERTY INFORMATION

ADDRESS 326 Rockaway Avenue, Brooklyn NY 11212
LOCATION Entire blockfront on the south side of E. New York Avenue between Chester Street and Rockaway Avenue
BLOCK / LOT(S) 3499 / 25, 27, 32, 36, 40, 41, 42, 43, 44
GROSS LOT SF 32,826

BUILDING INFORMATION

NUMBER OF BUILDINGS 9
STORIES Up to 3
GROSS BUILDING SF 13,704

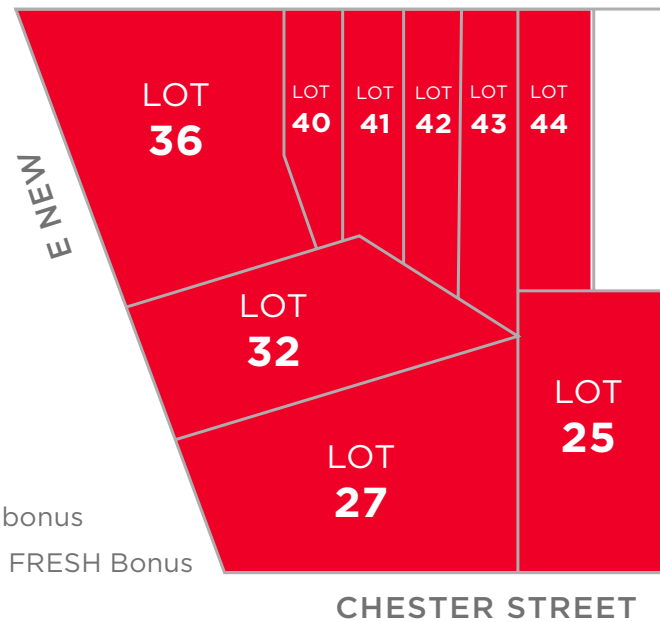
ZONING INFORMATION

ZONING R6 / C2-3
RESIDENTIAL FAR (WIDE STREET) 3.0
COMMERCIAL FAR 2.0
GROSS BUILDABLE SF (AS OF RIGHT) 98,478
COMMUNITY FACILITY FAR 4.8
GROSS BUILDABLE SF (COMMUNITY FACILITY BONUS) 157,565
LOCATED IN A **FRESH ZONE & TRANSIT ZONE**
FRESH PROGRAM SQ. FT. BONUS Up to 20,000 sq. ft. bonus
MAXIMUM BUILDABLE SQ. FT. 177,565 approx. with FRESH Bonus

NYC FINANCIAL INFORMATION

GROSS ASSESSEMENT (19/20) \$1,029,170
GROSS TAXES (19/20) \$108,207

TAX MAP BLOCK LOT(S)
5195 **25, 27, 32, 40, 41, 42, 43, 44**
ROCKAWAY AVENUE



BLOCKFRONT MIXED-USE DEVELOPMENT SITE

~100,000 BSF (AS OF RIGHT) - ~178,000 BSF (MAX)

326 ROCKAWAY AVE, BROWNSVILLE, BROOKLYN

ASKING PRICE
\$9,750,000

FOR ADDITIONAL INFORMATION AND CONFIDENTIALITY AGREEMENT,
PLEASE CONTACT EXCLUSIVE CUSHMAN & WAKEFIELD AGENTS:

Stephen R. Preuss
Vice Chairman
718 512 2118
stephen.preuss@cushwake.com

Kevin Louie
Director
718 512 2627
kevin.louie@cushwake.com

Andreas Efthymiou
Director
718 512 2621
andreas.efthymiou@cushwake.com

Kevin Schmitz
Director
718 512 2628
kevin.schmitz@cushwake.com

PROPERTY DESCRIPTION

Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of 326 Rockaway Avenue in Brownsville, Brooklyn NY. 326 Rockaway Avenue is an entire blockfront of mixed-use properties located on the south side of E. New York Avenue between Chester Street and Rockaway Avenue.

The ~33k square foot lot is zoned R6 / C2-3, and is ideal for a mixed-use development. The site allows for nearly 100,000 buildable square feet as of right, ~160,000 buildable sq. ft. w/ a community facility bonus, and ~180,000 buildable square feet with a FRESH Program Bonus.

The property is located within walking distance to the L, A, C, J, 2, 3 and 4 subway trains, the East New York LIRR station and multiple bus lines. Additionally, the property is less than a 1/4 mile north of the Brownsville shopping district with retailers such as The Children's Place, Portabella Stores, Ashley Stewart & others closeby.

In July 2018 New York City selected through an RFP a development team to build three major projects in Brownsville. The first project is the Brownsville Arts Center & Apartments 'BACA' which will be located directly behind the subject property. This project will include 230 affordable apartments plus significant arts & cultural space run by Purelements (a performing arts school), Brooklyn Music School, and a media lab and arts center run by BRIC.

LEASE INFORMATION

LEASE START / EXP DATE	January 1, 2011
LEASE EXPIRATION	December 31, 2021
TENANT	Colonial Electric

FINANCIAL INFORMATION

ANNUAL RENT:	\$165,410.71
EXPENSES:	
BASE YR. REAL ESTATE TAXES:	Paid by Tenant
INSURANCE, UTILITIES & REPAIRS:	Paid by Tenant
NET OPERATING INCOME:	\$165,410.71

HIGHLIGHTS

- An **entire blockfront** on East New York Avenue with frontage on E New York Avenue, Chester Street, and Rockaway Avenue
- **540'** of linear frontage
- Prime location for mixed-use development
- **Walking distance to the L, A, C, J, 2, 3 and 4 subway trains**, the East New York LIRR station and multiple bus lines.

RENDERING OF BROWNSVILLE ARTS CENTER & APARTMENTS

DIRECTLY BEHIND SUBJECT PROPERTY

