



1000 FLATBUSH AVENUE

Brooklyn, NY, 11226 | Flatbush

VALUE-ADD / REDEVELOPMENT OPPORTUNITY

AVAILABLE FOR SALE
ASKING PRICE \$3,500,000

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

Vacant 4,500 SF retail building on one of the busiest corridors of Brooklyn - Flatbush Avenue

Mixed-use zoning designation allows for various "as-of-right" uses

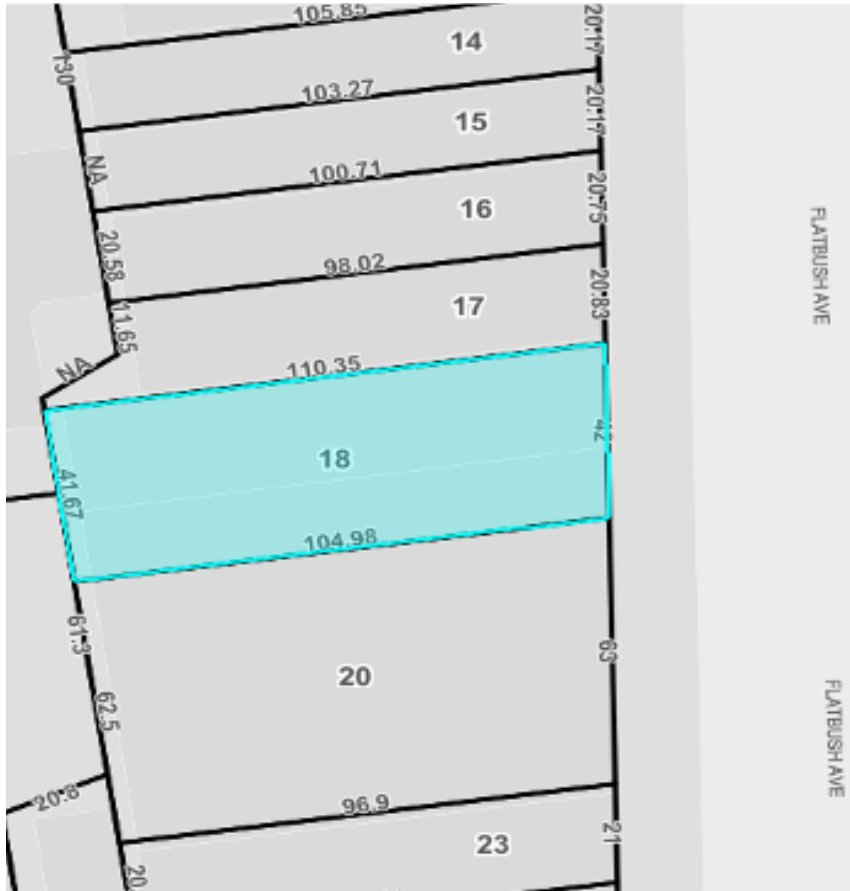
Adjacent to Chipotle Mexican Grill chain

High visibility within high foot and vehicular traffic location

Close proximity to 2, 5, B & Q Train lines



TAX MAP



PROPERTY SUMMARY

THE OFFERING

Property Address	1000 Flatbush Avenue
County	Brooklyn (Kings)
Location	Located on the west side of Flatbush Avenue between Albemarle Road and Regent Place
Block / Lot	5125 / 18
Property Type	Value-add / Redevelopment

PROPERTY INFORMATION

Lot Dimensions	42 FT x 107.67 FT (irreg. approx.)
Lot SF	4,500 SF (approx.)
Building Dimensions	42 FT x 107.67 FT
Building SF	10,584 SF
Stories	3
Year Built / Last Altered	1911

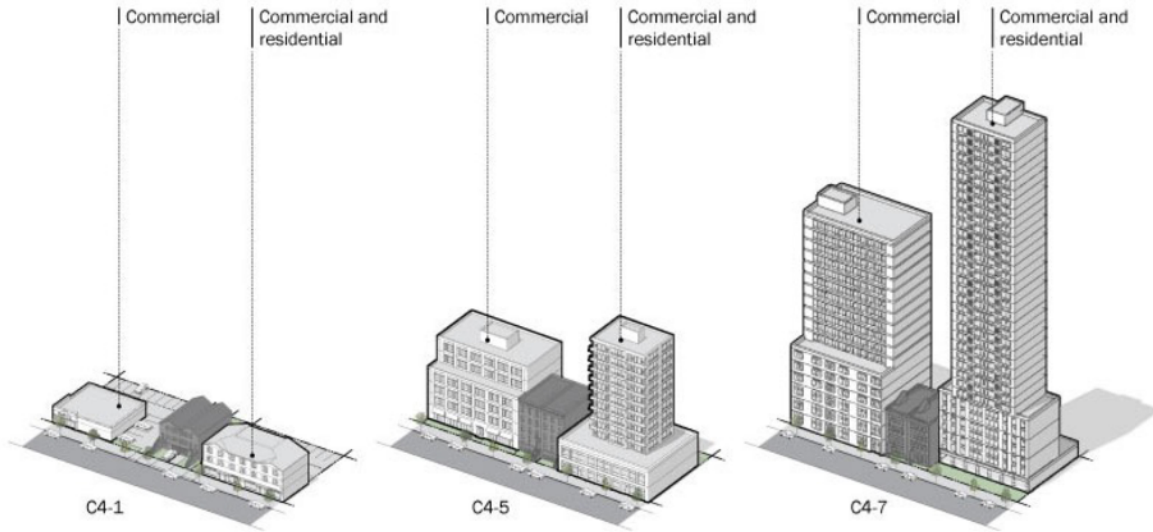
ZONING INFORMATION

Zoning	C4-4A / R7A equiv.
Street Width	84 FT
Street Width Classification	Wide
Floor Area Ratio (As-of-Right)	4.00
Buildable Sq. Ft. (As-of-Right)	18,000 SF (approx.)
Community Facility FAR:	4.00
Community Facility BSF:	18,000 SF (approx.)
Less Existing Structure:	10,584 SF (approx.)
Available Air Rights (As-of-Right):	7,416 SF (approx.)

NYC TAX INFORMATION

Assessment (25/26)	\$753,300
Tax Rate	10.848%
Annual Property Tax (25/26)	\$81,718
Tax Class	4

DEVELOPMENT POTENTIAL



C4	Contextual General Commercial District								
	C4-2A	C4-3A	C4-4A	C4-5A	C4-6A	C4-7A	C4-4D	C4-5D	C4-5X
Commercial FAR	3.0		4.0		3.4	10.0	3.4	4.2	4.0
Residential District Equivalent	R6A		R7A		R10A		R8A	R7D	R7X
Required Accessory Parking PRC-B	1 per 400 sf		None				1 per 1,000 sf		None
Permitted Sign Regulations (surface area)	5 X street frontage (500 sf total)								

C4 districts with an A, D or X suffix are contextual districts in which the commercial and residential bulk and density regulations can differ from corresponding non-contextual districts. Some districts have the same commercial and residential floor area ratios (FAR) as shown in the table but may differ in parking requirements. Floor area may be increased with a public plaza or Inclusionary Housing Program bonus.

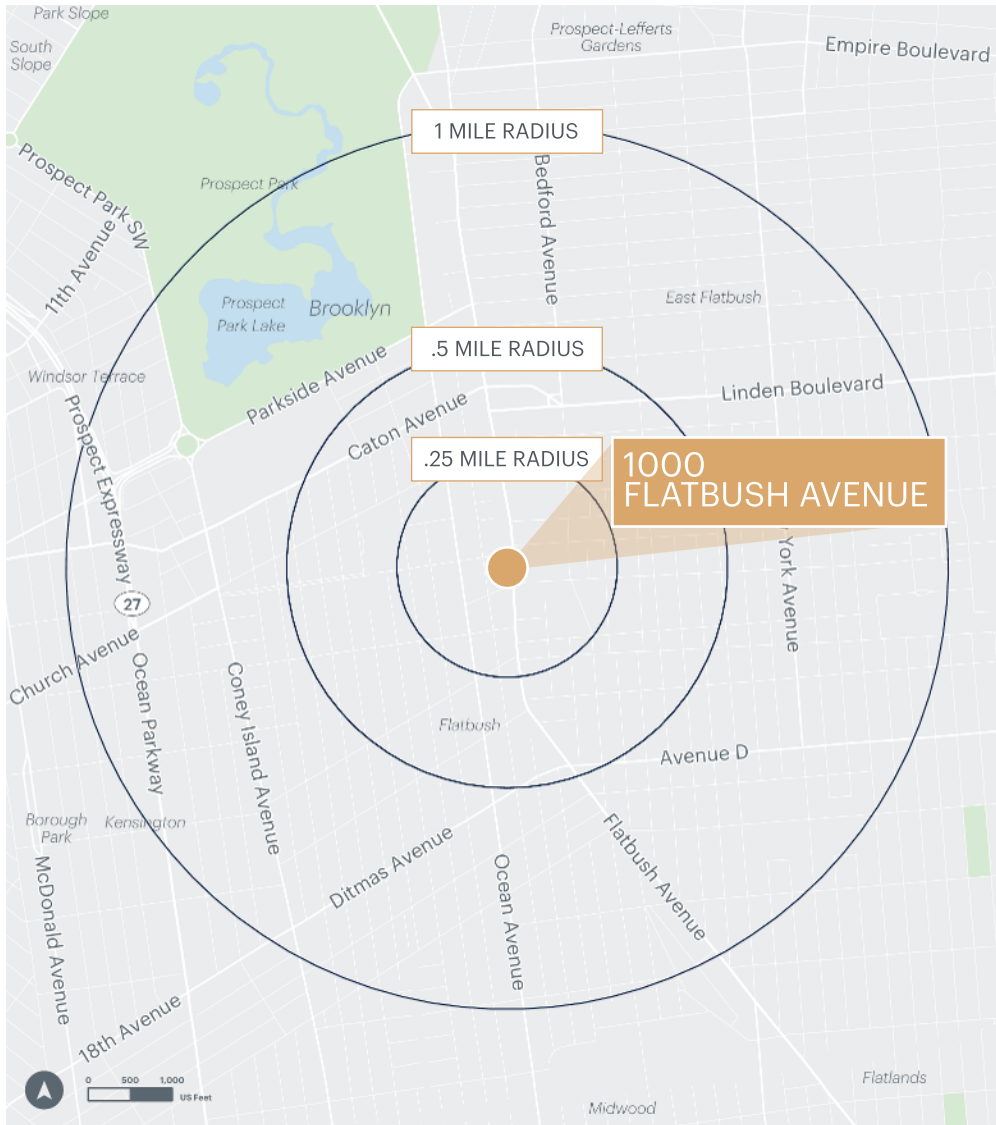
**1000 FLATBUSH AVENUE
FOR SALE**

RETAIL MAP



**1000 FLATBUSH AVENUE
FOR SALE**

AREA DEMOGRAPHICS



	.25 MILE	.5 MILE	1 MILE
Population	16,328	60,437	185,596
Number of Households	6,355	22,870	72,307
Average Household Income	\$103,353	\$109,665	\$120,068
Median Household Income	\$77,720	\$81,841	\$84,838
College Graduates	37.57%	45.18%	50.46%
Total Businesses	295	1,066	4,195
Total Employees	4,082	11,938	39,470
Daytime Population	11,574	41,090	127,109

CONTACT EXCLUSIVE AGENTS

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