

# 249 BRIGHTON BEACH AVENUE, BROOKLYN, NY 11235

**DEVELOPMENT SITE  
FOR SALE**

ZONING: **C1-2 / R6 / OP**      MAX ZFA: **54,720 SF**      LOT SF: **11,400 SF**

Fidus Group Inc., has been exclusively retained by the ownership to arrange for the sale of 249 Brighton Beach Avenue, Brooklyn, NY. Seize the opportunity to develop in one of Brooklyn's most vibrant and bustling neighborhoods. This prime assemblage offers an impressive 60' frontage on Brighton Beach Avenue and 45' frontage on Brighton 2nd Street. Located in a densely populated area, this site is within walking distance to the beautiful Brighton Beach and its iconic boardwalk, making it an ideal location for residential, commercial, or mixed-use development. The subject property is currently a vacant land parcel featuring an 11' cellar level ideal for parking and a partial steel structure that can potentially be repurposed, providing a valuable head start for your development project.



With its excellent accessibility, the site is only a few blocks away from the B & Q train stations, ensuring quick and easy commutes to and from the heart of Manhattan. Additionally, the close proximity to the Belt Parkway offers convenient access to various parts of Brooklyn and beyond.

Address:	<b>249 Brighton Beach Avenue, Brooklyn, NY 11224</b>		
Block:	<b>8671</b>	Lot Dimension:	<b>60'x100' + 45' x 120' Irr.</b>
Lot:	<b>934</b>	Lot SF:	<b>±11,400 SF</b>
Zoning:	<b>R6</b>	Neighborhood:	<b>Brighton Beach</b>
Frontage:	<b>60' on Brighton Beach Ave. &amp; 45' on Brighton 2nd St.</b>	Max Commercial ZFA:	<b>+/- 22,800 SF</b>
		Max Residential ZFA:	<b>+/- 29,880 SF</b>
Opportunity Zone:	<b>Yes</b>	Max CF ZFA:	<b>+/- 54,720 SF</b>
Tax Class:	<b>4</b>	Taxes (24/25):	<b>\$89,697</b>



**ASKING PRICE: \$6,950,000**

**BROKERS  
WELCOME & PROTECTED**

  
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