

FOR SALE

992 Rogers Avenue, Brooklyn, NY 11226

AKA 173 Veronica Place - Existing 2,850 Sq. Ft.

Restaurant With Development Potential | Delivered Vacant

Ariela
GREA Partner



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- Block through lot from Veronica Pl. to Rogers Ave. improved with a 1-story restaurant/lounge
- Perfect owner user opportunity with an existing 2,850 Sq. Ft. building in immaculate condition
- Existing building features include central heating and air conditioning systems, surround sound music system, new lighting system
- Two separate entrances with one on the wide street of Rogers Ave. and a second entrance on the quaint street of Veronica Place
- Additionally, it's prime mixed-use development opportunity with 8,582 BSF with Standard FAR, or 11,669 BSF with City of Yes's UAP program
- Short walk to the 2/5 train at Nostrand Avenue and Beverley Road



Asking Price: \$1,200,000

Exclusively Represented By
212.544.9500 | arielpa.nyc

Lawrence Sarn x54
lsarn@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

For Financing
Information:

Matthew Dzbanek x48
mdzbanek@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. September 16, 2025 3:22 pm

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Property Information

Lot Dimensions	25.02' x 119.67'	
Lot Sq. Ft.	2,992	
Building Dimensions	25' x 114'	
Stories	1	
Total Units	1	
Building Sq. Ft.	2,850	
	Lot Area #1 (Wide Street Rule)	Lot Area #2 (Narrow Street Rule)
Lot Dimensions	25' x 100'	25' x 19.67'
Lot Sq. Ft.	2,500	492
Zoning	R6 / C2-3	R6 / C2-3
FAR (Standard)	3.00	2.20
Buildable Sq. Ft. (Standard)	7,500	1,082
Total Buildable Sq.Ft. (Standard)	8,582	
FAR (UAP)	3.90	
Total Buildable Sq.Ft. (UAP)	11,669	
Air Rights Sq. Ft.	5,732	
Tax Class	4	
Assessment (25/26)	\$126,900	
Real Estate Taxes (25/26)	\$13,657	

*All square footage/buildable area calculations are approximate

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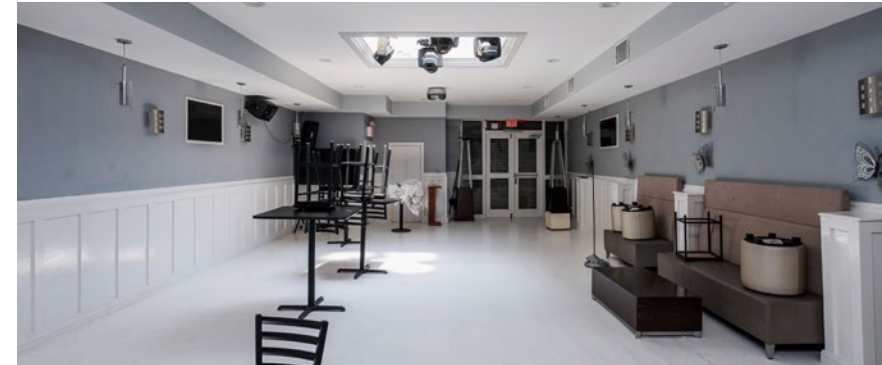
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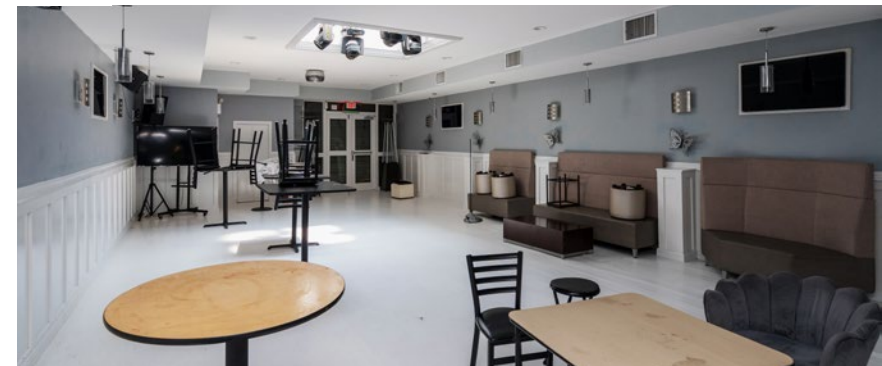
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Interior
Photos



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992 Rogers Avenue is conveniently located near public transportation, specifically the 2 and 5 subway lines. The property is also located on the Rogers Avenue commercial corridor and near the Flatbush Avenue commercial corridor, providing access to restaurants, stores, and other amenities.

Transportation Score



100
Excellent Transit

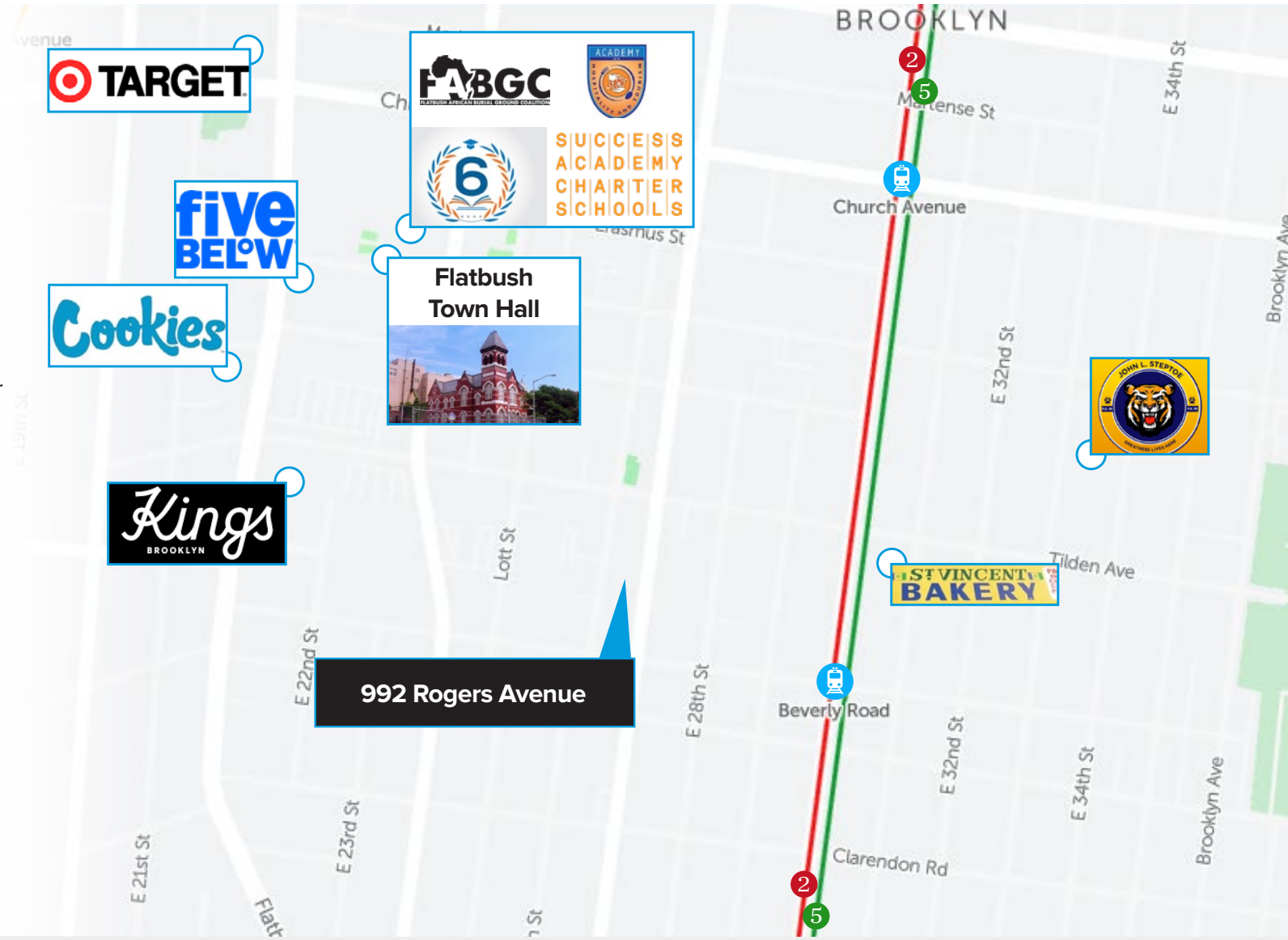


79
Very Walkable



74
Very Bikeable

[Visit Walk Score Website](#) →



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