

101-109-113

Blake Avenue  
Brooklyn, NY 11212

PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING

Brooklyn Development Opportunity | Three Adjacent Lots

100 x 30 (Lot 1) | 25 x 25 (Lot 48) | 75 x 25 (Lot 47) | Approx. 14,500 BSF

Asking Price: \$1,595,000 | PBSF: \$110

| Address:        | 101 Blake Ave. | 109 Blake Ave. | 113 Blake Ave. | Totals (3 Sites)    |
|-----------------|----------------|----------------|----------------|---------------------|
| Block/Lot:      | 3537/1         | 3537/48        | 3537/47        | -                   |
| Lot Size:       | 100 x 30       | 24.63 x 25     | 75.38 x 25     | 200.26 x 25         |
| Buildable SF:   | -              | -              | -              | 14,500 SF (Approx.) |
| Zoning          | R6             | R6             | R6             | R6                  |
| FAR:            | 2.43           | 2.43           | 2.43           | 2.43                |
| Property Taxes: | \$801          | \$205          | \$933          | \$1,939             |

OFFERING DESCRIPTION:

Premiere Real Estate Group Inc. presents the exclusive opportunity to purchase a development site located at 101, 109 & 113 Blake Avenue in the Brownsville neighborhood of Brooklyn. The site is composed of three contiguous lots totaling approximately 14,500 buildable square-feet. The lots are zoned R6 and has a residential FAR of 2.43. The site occupies an entire block front and boasts an estimated total of 255 square-feet of combined frontage along Saratoga Avenue, Blake Avenue and Strauss Street.

101-113 Blake Avenue is ideally situated just two blocks away from mass transit served by the 2 and 3 subway lines at the Saratoga Station. Nearby shopping and dining are located just a few blocks away on Pitkin and Rockaway Avenues. Neighborhood amenities include First Response Urgent Care, Brookdale Hospital Center, Betsy Head Park and Lincoln Terrace Park. Brownsville is experiencing a rise in new developments which are primarily large mixed-use buildings with residential, retail and community facility space.



CONTACT:

Shawn Sadaghati

Premiere Real Estate Group Inc.

Licensed Real Estate Broker

Email: Shawn@pregcorp.com

Mobile: 917-796-7475 | Office: 516-355-9307

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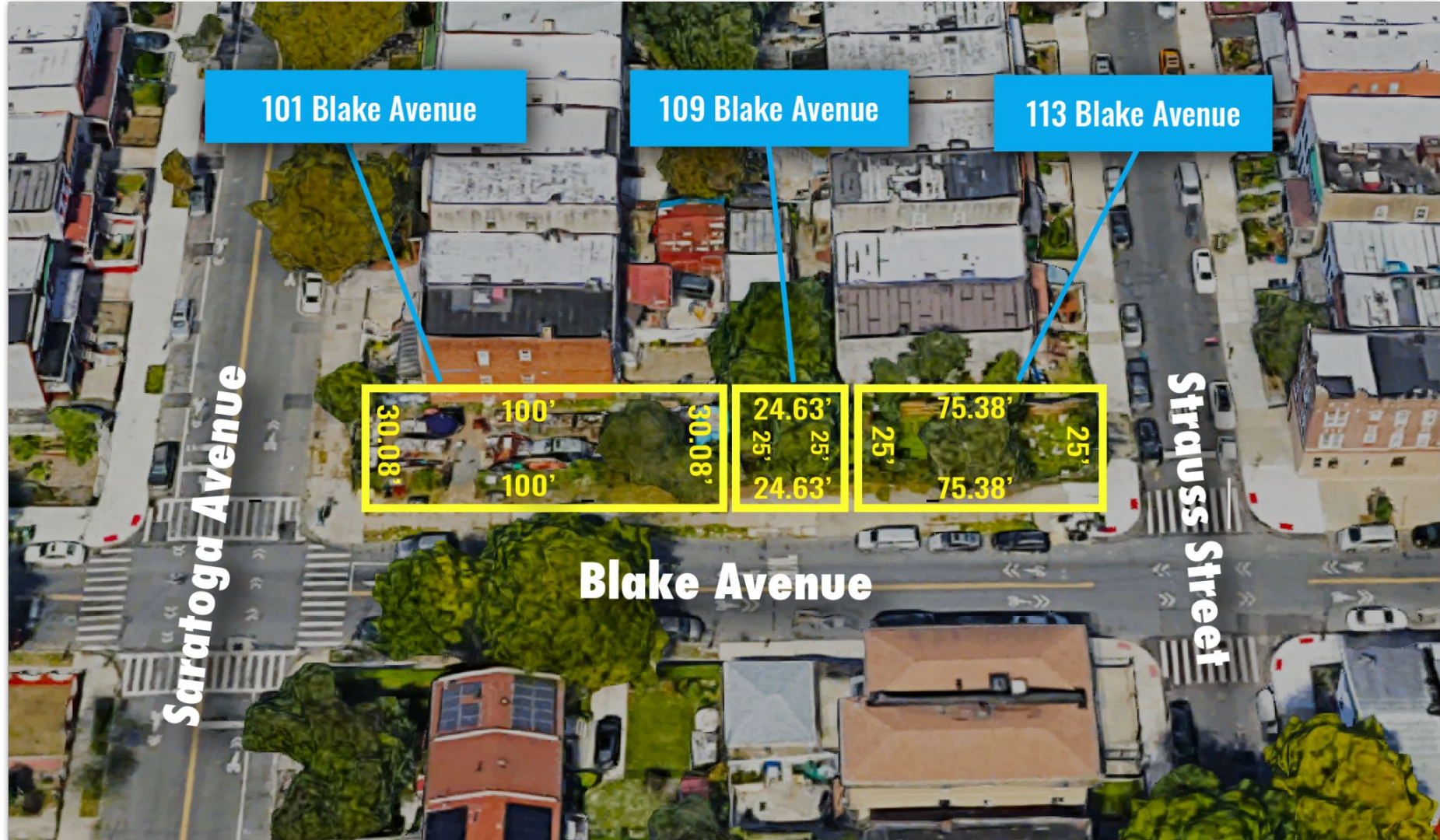
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AERIAL VIEW



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## RETAIL AERIAL



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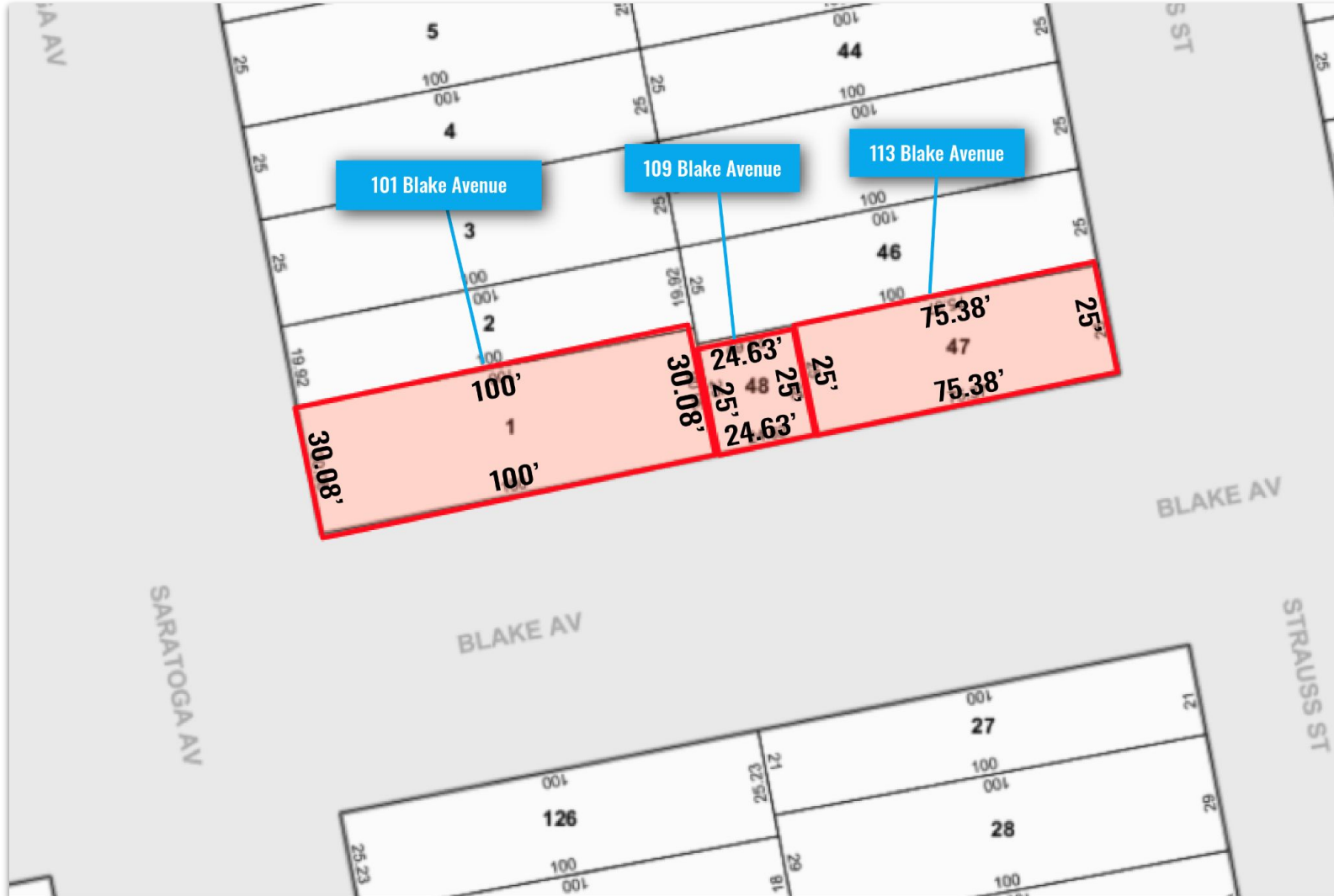
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TAX LOT MAP



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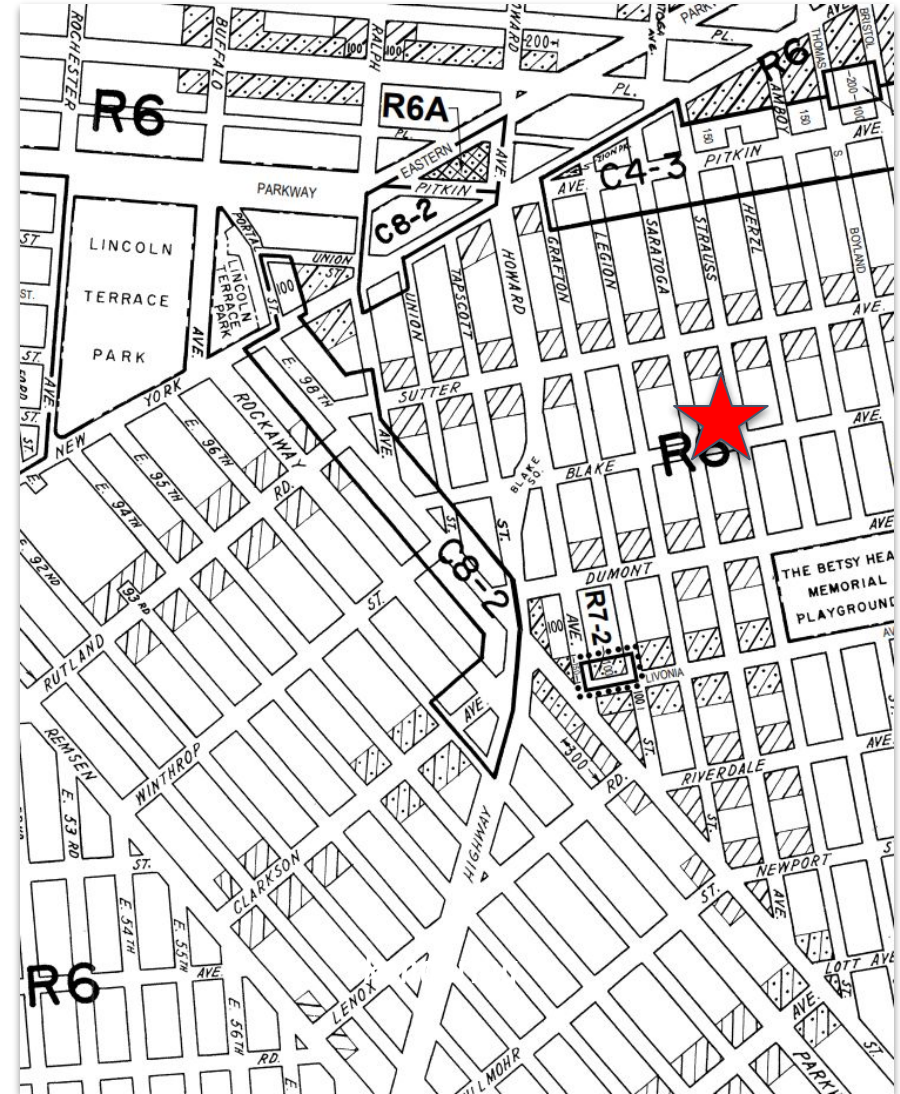
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## ZONING OVERVIEW | R6

The character of R6 districts can range from row house neighborhoods to large-scale "tower in the park" developments. The standard bulk regulations, or Height Factor Regulations, for R6 districts encourage small apartment buildings on small zoning lots and, on larger lots, tall, narrow buildings that are set back from the street. As an alternative, developers may choose the optional Quality Housing program regulations to build lower, high lot coverage buildings that reflect the traditional neighborhood streetscape.

**Height Factor Regulations:** Height factor buildings are often set back from the street and surrounded by open space and on-site parking. The floor area ratio in R6 districts ranges from 0.78 (for a single-story building) to 2.43 at a typical height of 13 stories; the open space ratio ranges from 27.5 to 37.5. A taller building can usually be obtained by providing more open space. For example, 81% of the zoning lot with a 13-story building is required to be open space (2.43 FAR x 33.5 OSR). Thus, the maximum floor area ratio is achievable only where the zoning lot is large enough to accommodate a practical building footprint as well as the required amount of open space. The building must be set within a sky exposure plane which, in R6 districts, begins at a height of 60 feet above the front lot line and then slopes inward over the zoning lot. Off-street parking is required for 70% of a building's dwelling units, or it can be waived if five or fewer spaces are required.



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### SURROUNDING NEW DEVELOPMENTS



- 7 Livonia Avenue**  
*(Completed)*  
 8-Story Residential Buildings  
 125 Units
- 546 Saratoga Avenue**  
*(Permits Filed)*  
 7-Story Mixed-Use Building  
 16 Units, Community Facility & Parking  
 16,072 SF
- 380 Chester Street**  
*(Permits Filed)*  
 8-Story Mixed-Use Building  
 88 Units, Commercial & Community Facility  
 93,023 SF
- 326 Rockaway Avenue**  
*(Pending Construction)*  
 14-Story Mixed-Use Building  
 215 Units, Retail & Community Facility  
 160,000 SF
- Ebenezer Plaza Phase 1 North**  
**96 New Lots Avenue**  
*(Leasing)*  
 9-Story Mixed-Use Building  
 118 Units  
 137,747 SF

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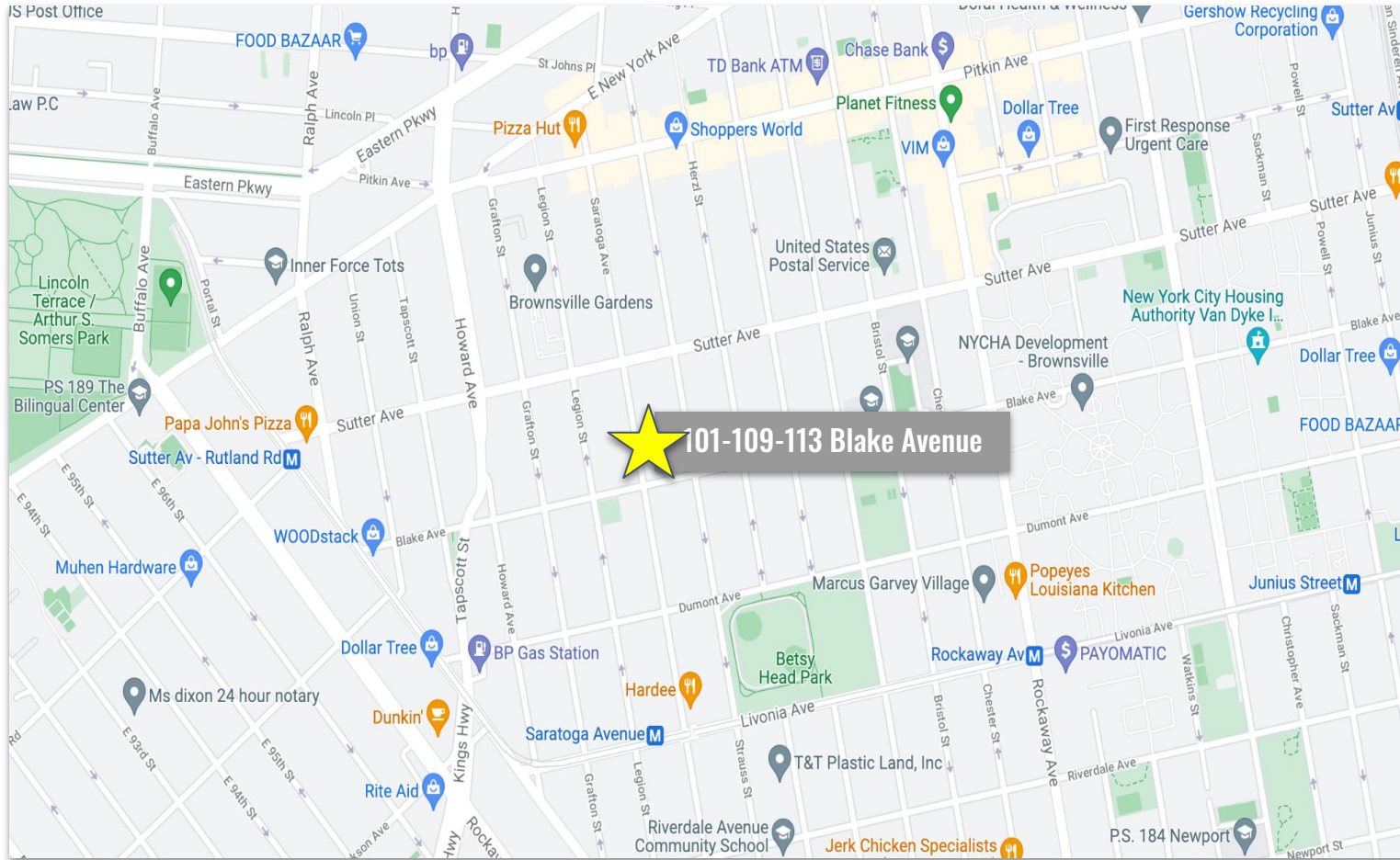
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### NEIGHBORHOOD MAP



### Nearby Retail

- Dollar Tree
- Rite Aid
- Chase Bank
- CTown Supermarkets
- Rainbow Shops
- Shoppers World
- Santander Bank
- Footlocker
- United States Postal Service

### Nearby Eateries

- Dunkin'
- Popeyes Louisiana Kitchen
- Papa John's Pizza
- Blendzville Cafe
- Rochdale Chicken & Fish
- Pitkin Avenue Soul & Seafood
- Pizza Hut
- McDonald's
- Big Apple Kitchen
- Taco Bell

### Amenities

- 2, 3 Trains
- Betsy Head Park
- Planet Fitness
- First Response Urgent Care
- Brookdale University Hospital