

FOR SALE

# 224-240 Clarkson Avenue Brooklyn, NY 11226

Large opportunity zone development site in Prospect  
Lefferts Garden | 150,300 BSF UAP (City of Yes)

- ▶ Site located on Clarkson Ave  
Between Nostrand and Rogers  
Avenues
- ▶ Scalable floorplate sizing 150'  
by 200'
- ▶ Eligible for Opportunity Zone  
tax benefits
- ▶ 150,300 Buildable SF with UAP -  
City of Yes
- ▶ Local attractions include: Prospect  
Park, Kings County Hospital, SUNY  
University Hospital - Downstate,  
Cafes, Bars, Restaurants & Trendy  
Shops
- ▶ R7-1 / C2-3 Zoning, 103,200  
BSF (as-of-right) & 144,000 BSF  
with Community Facility
- ▶ Convenient transportation: 2 & 5  
trains at the Winthrop Stop, B44-SBS  
& B49 Buses on Rogers Ave & the Q  
train on Parkside Ave
- ▶ Ideal for a large-scale  
residential, educational or  
medical facility



**Ariela**  
A member of GREA

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Property Information	224-240 Clarkson Avenue
Block / Lot	5066 / 23
Lot Dimensions	150' x 200'
Lot Sq. Ft.	30,000
Zoning	R7-1 / C2-3
FAR	3.44
FAR City of Yes	5.01
FAR w/ Community Facility	4.80
Buildable Sq. Ft.	103,200
Buildable Sq. Ft. (City of Yes)	150,300
Buildable Sq. Ft. w/ Community Facility	144,000
Tax Class	4
Assessment (24/25)	\$587,310
Real Estate Taxes (24/25)	\$62,208

\* All Sq. Ft. are approximate


**Asking Price: \$26,000,000** | **\$252 / \$/BSF** | **\$181 / BSF w/ Community Facility** | **\$173 / \$/BSF (City of Yes)**

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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. December 11, 2024 6:56 pm



For More Information Contact Our Exclusive  
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