



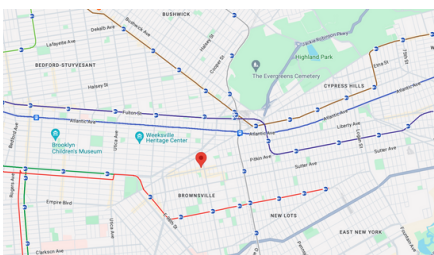
402 ROCKAWAY AVE & 69 CHESTER ST

Brooklyn, NY, 11212

PRICE **Upon Request**

SALE TYPE INVESTMENT OR OWNER-USER

SIZE 10,000 SF ZONING C4-3, R6



TRANSPORTATION

TRANSIT/SUBWAY

Rockaway Avenue (3,4 Line)		10 min walk	0.6 mi
Rockaway Avenue (A,C Line)		12 min walk	0.6 mi
Atlantic Avenue (L Line)		12 min walk	0.6 mi
Sutter Avenue		13 min walk	0.7 mi
Junius Street		17 min walk	0.9 mi

COMMUTER RAIL

East New York Station		13 min walk	0.8 mi
Nostrand Avenue Station		9 min drive	2.8 mi
Flatbush Avenue Station		13 min drive	4.6 mi
Forest Hills Station		13 min drive	5.6 mi
Kew Gardens Station		12 min drive	5.8 mi

AIRPORT

John F. Kennedy International		16 min drive	
La Guardia		21 min drive	

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KEVIN OLIVEIRA
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PROPERTY INFORMATION

- DOUBLE LOT
- BLOCK/LOT: 3499 - 62 & 6
- EACH LOT: 5,000 SF - BOTH 10,000 SF TOTAL
- EACH LOT DIMENSIONS: 50 FT X 100 FT
- RESIDENTIAL FAR: 2.43
- COMMERCIAL FAR 3.4
- FACILITY FAR: 4.8
- RESIDENTIAL BUILDABLE: 12,150 SQFT X 2 = 24,300 SQFT
- COMMERCIAL BUILDABLE: 17,000 SQFT X 2 = 34,000 SQFT
- FACILITY BUILDABLE: 24,000 SQFT X 2 = 48,000 SQFT
- C4-3, R6 ZONING
- CAP RATE: 5.5%

DISCLAIMER: ZONING REGULATIONS ARE VERY COMPLEX AND ARE FREQUENTLY AMENDED. IT IS RECOMMENDED TO CONSULT AN ARCHITECT BEFORE ANY INVESTMENT TO DEVELOP OR CHANGE SIZE AND USE OF A BUILDING. * THE USABLE FLOOR AREA AND AIR RIGHTS FIGURES REPRESENT A GENERAL BULK REGULATION AND ARE BASED ON ESTIMATED SIZE OF BUILDING AND MAXIMUM FAR. THIS DOES NOT REPRESENT ANY ARCHITECTURAL MEASUREMENTS OR SPECIFIC REGULATIONS AS PER ZONING RESOLUTION. CONSULT AN ARCHITECT FOR A ZONING ANALYSIS FOR COMPLETE DETAILS; THE ALLOWABLE FLOOR/DEVELOPMENT AREA AVAILABLE MAY DIFFER AS PER AN ARCHITECTURAL ZONING AND BUILDING CODE INTERPRETATION. THIS INFORMATION DOES NOT INCLUDE ANY EXISTING OR PLANNED TRANSFER OF AIR RIGHTS TO OR FROM THIS LOT, ZONING LOT MERGERS OR ZONING RESTRICTIONS.

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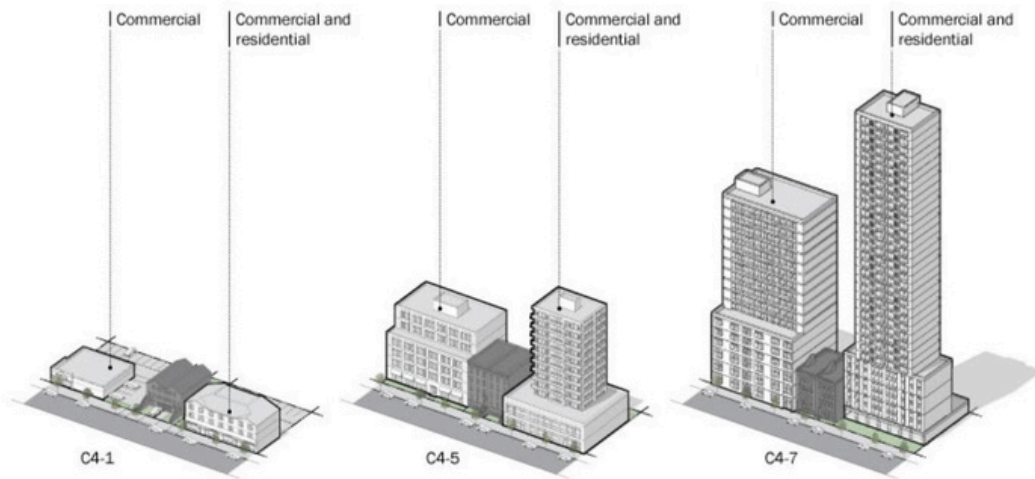
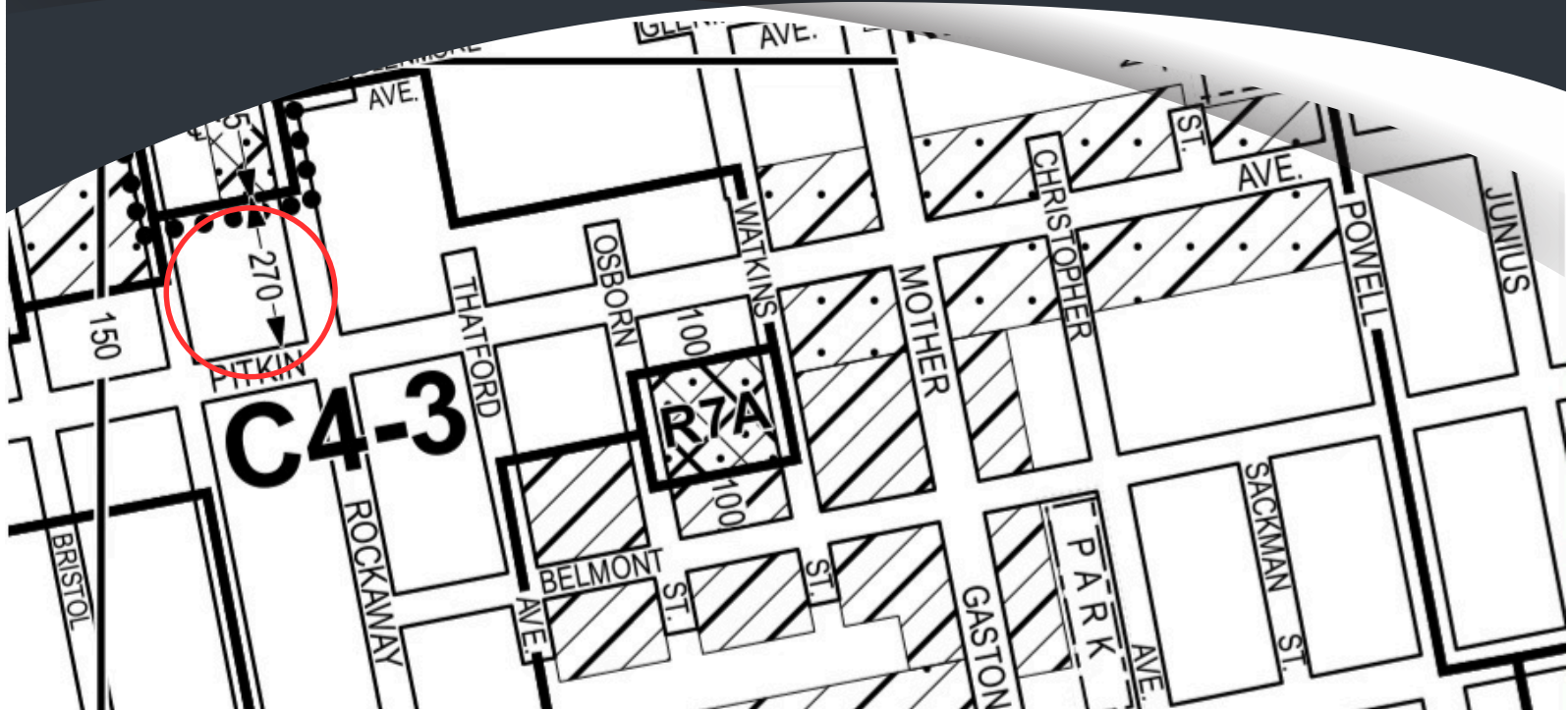


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ZONING



C4-3, R6 ZONING OPPORTUNITY ZONE

C4	Non-Contextual General Commercial District						
	C4-1	C4-2	C4-3	C4-4	C4-5	C4-6	C4-7
Commercial FAR	1.0			3.4			10.0
Residential District Equivalent	R5	R6		R7-2		R10	
Required Accessory Parking PRC-B	1 per 150 sf	1 per 300 sf	1 per 400 sf	1 per 1,000 sf	None		
Permitted Sign Regulations (surface area)	5 X street frontage (500 sf total)						

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FOR SALE: 402 ROCKAWAY AVE & 69 CHESTER ST, BROOKLYN, NY 11212

PRIME DEVELOPMENT OPPORTUNITY: 10,000 SQ FT DOUBLE LOT IN C4-3/R6 ZONING

DISCOVER AN EXCEPTIONAL INVESTMENT AND DEVELOPMENT OPPORTUNITY IN ONE OF BROOKLYN'S UP-AND-COMING NEIGHBORHOODS. 10,000 SQUARE FOOT PARKING LOT, STRATEGICALLY SITUATED IN A PRIME AREA, IS READY FOR DEVELOPMENT UNDER C4-3 AND R6 ZONING REGULATIONS. WITH A 5.5% CAP RATE, THIS PROPERTY PROMISES BOTH IMMEDIATE RETURNS AND SIGNIFICANT LONG-TERM VALUE.

KEY FEATURES:

LOCATION: POSITIONED IN A VIBRANT COMMERCIAL AND RESIDENTIAL DISTRICT, THIS PROPERTY OFFERS UNPARALLELED ACCESS TO MAJOR THOROUGHFARES, PUBLIC TRANSPORTATION, AND A HOST OF AMENITIES. THE PRIME LOCATION ENSURES HIGH VISIBILITY AND FOOT TRAFFIC, MAKING IT IDEAL FOR A VARIETY OF USES.

ZONING: THE C4-3/R6 ZONING ALLOWS FOR A FLEXIBLE MIX OF COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. WHETHER YOU ENVISION A MIXED-USE BUILDING WITH RETAIL ON THE GROUND FLOOR AND RESIDENTIAL UNITS ABOVE, OR A PURELY RESIDENTIAL COMPLEX, THE ZONING PROVIDES AMPLE POSSIBILITIES FOR MAXIMIZING THE PROPERTY'S POTENTIAL.

DEVELOPMENT POTENTIAL: WITH 10,000 SQUARE FEET OF SPACE, THE PROPERTY OFFERS SIGNIFICANT DEVELOPMENT OPPORTUNITIES. THE COMBINED ZONING REGULATIONS ALLOW FOR A HIGHER FLOOR AREA RATIO (FAR), ENABLING THE CONSTRUCTION OF A SIZABLE BUILDING THAT LEVERAGES BOTH COMMERCIAL AND RESIDENTIAL USES.

INCOME POTENTIAL: CURRENTLY FUNCTIONING AS A PARKING LOT, THE PROPERTY GENERATES A STEADY INCOME, REFLECTED IN ITS ATTRACTIVE 5.5% CAP RATE. AS A FUTURE DEVELOPMENT SITE, IT HOLDS THE PROMISE OF SUBSTANTIALLY INCREASED RETURNS, CAPITALIZING ON THE AREA'S ROBUST DEMAND FOR BOTH RETAIL AND RESIDENTIAL SPACES.

INVESTMENT HIGHLIGHTS:

HIGH VISIBILITY AND FOOT TRAFFIC: LOCATED IN A BUSTLING AREA WITH STRONG COMMERCIAL AND RESIDENTIAL DEMAND.

FLEXIBLE ZONING: C4-3 AND R6 ZONING ALLOWS FOR DIVERSE DEVELOPMENT POSSIBILITIES.
STEADY INCOME: GENERATES CONSISTENT REVENUE WITH A 5.5% CAP RATE.

DEVELOPMENT READY: IDEAL FOR MIXED-USE DEVELOPMENT, MAXIMIZING BOTH COMMERCIAL AND RESIDENTIAL POTENTIAL.

THIS IS A RARE OPPORTUNITY TO ACQUIRE A PRIME DEVELOPMENT SITE IN A HIGHLY DESIRABLE LOCATION. WHETHER YOU ARE A DEVELOPER SEEKING YOUR NEXT PROJECT OR AN INVESTOR LOOKING FOR A PROPERTY WITH BOTH IMMEDIATE AND LONG-TERM VALUE, THIS 10,000 SQUARE FOOT DOUBLE LOT OFFERS THE PERFECT CANVAS.

FOR MORE DETAILS OR TO SCHEDULE A VIEWING, PLEASE CONTACT

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