#### **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
- ➤ 150,300 Buildable SF with UAP -City of Yes
- > R7-1 / C2-3 Zoning, 103,200 BSF (as-of-right) & 144,000 BSF with Community Facility
- Ideal for a large-scale residential, educational or medical facility

- Scalable floorplate sizing 150' by 200'
- Eligible for Opportunity Zone tax benefits
- > Local attractions include: Prospect Park, Kings County Hospital, SUNY University Hospital - Downstate, Cafes, Bars, Restaurants & Trendy Shops
- > Convenient transportation: 2 & 5 trains at the Winthrop Stop, B44-SBS & B49 Buses on Rogers Ave & the Q train on Parkside Ave



### 224-240 Clarkson Avenue, Brooklyn, NY 11226







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

<sup>\*</sup> All Sq. Ft. are approximate

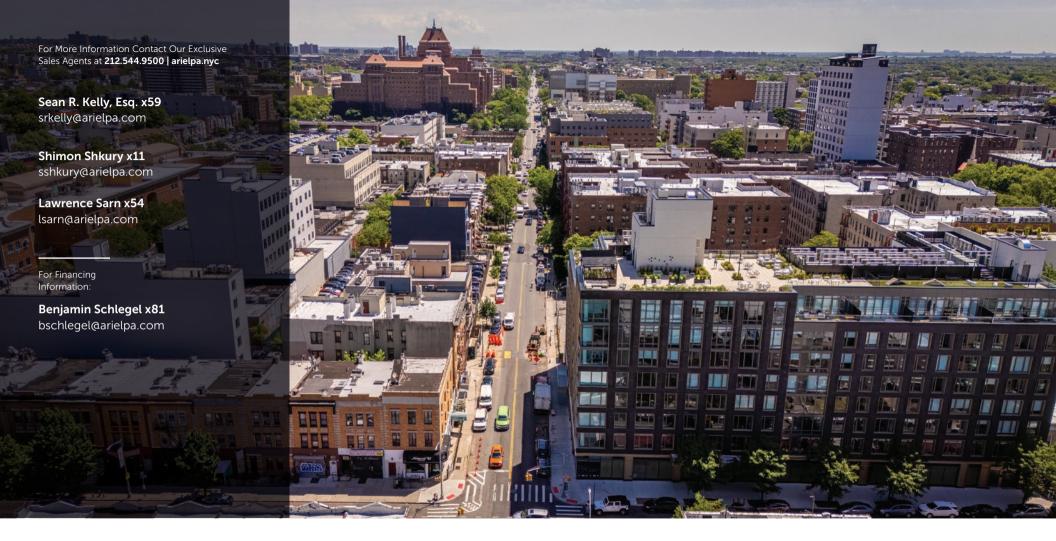
#### Ownership Requests Proposals

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Ariela A member of GREA

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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. November 1, 2024 355 and 1, 2024 355 and