

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

224-240 Clarkson Avenue, Brooklyn, NY 11226

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



| | |
|---|-------------------------|
| 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


Ownership Requests Proposals

224-240 Clarkson Avenue, Brooklyn, NY 11226

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



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 19, 2024 5:53 pm



For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Lawrence Sarn x54
lsarn@arielpa.com

For Financing
Information:

Benjamin Schlegel x81
bschlegel@arielpa.com