

712

Jerome Street
Brooklyn, NY 11207

PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING

Brooklyn Development Opportunity

6,600 BSF | 40' x 100' | Ideal for Two (3)-Family Homes

Asking Price: \$595,000 | PBSF: \$90

Block/Lot:	4332/12
Lot Size:	40 x 100
Buildable SF:	6,600 SF
Zoning:	R5 Infill
Residential FAR:	1.65
Community Facility FAR:	2.0
Real Estate Taxes (20/21):	\$1,672

OFFERING DESCRIPTION:

Premiere Real Estate Group Inc. presents the opportunity to purchase a development site located at 712 Jerome Street in the East New York neighborhood of Brooklyn. The site is composed of a 40' x 100' lot offering approximately 6,600 buildable square-feet. The lot is zoned R5 Infill with a residential FAR of 1.65. The development site is ideal for the construction of two (3)-family homes.

East New York is experiencing a number of new residential projects including 250 Euclid Avenue, 2628 Fulton Street and 888 Fountain Avenue. In addition to the several new developments underway, the neighborhood has seen the rise of Gateway Center Shopping Plaza, retail along Elton Street, a new Thomas Jefferson High School Football Field, and the Spring Creek Educational Center. Three public parks and playgrounds are also planned for the area.



CONTACT:

Shawn Sadaghati

Premiere Real Estate Group Inc.

Licensed Real Estate Broker

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

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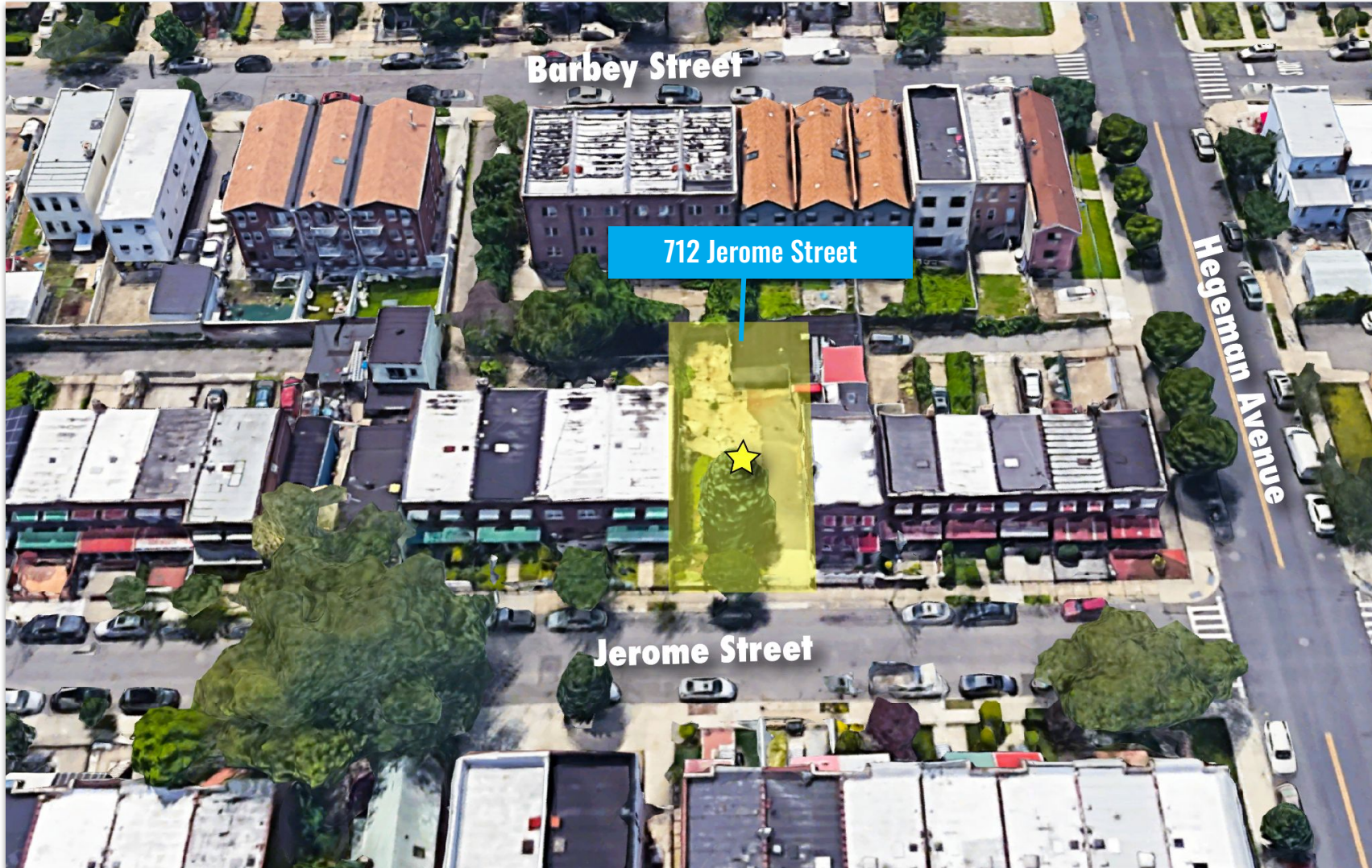
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AERIAL VIEW



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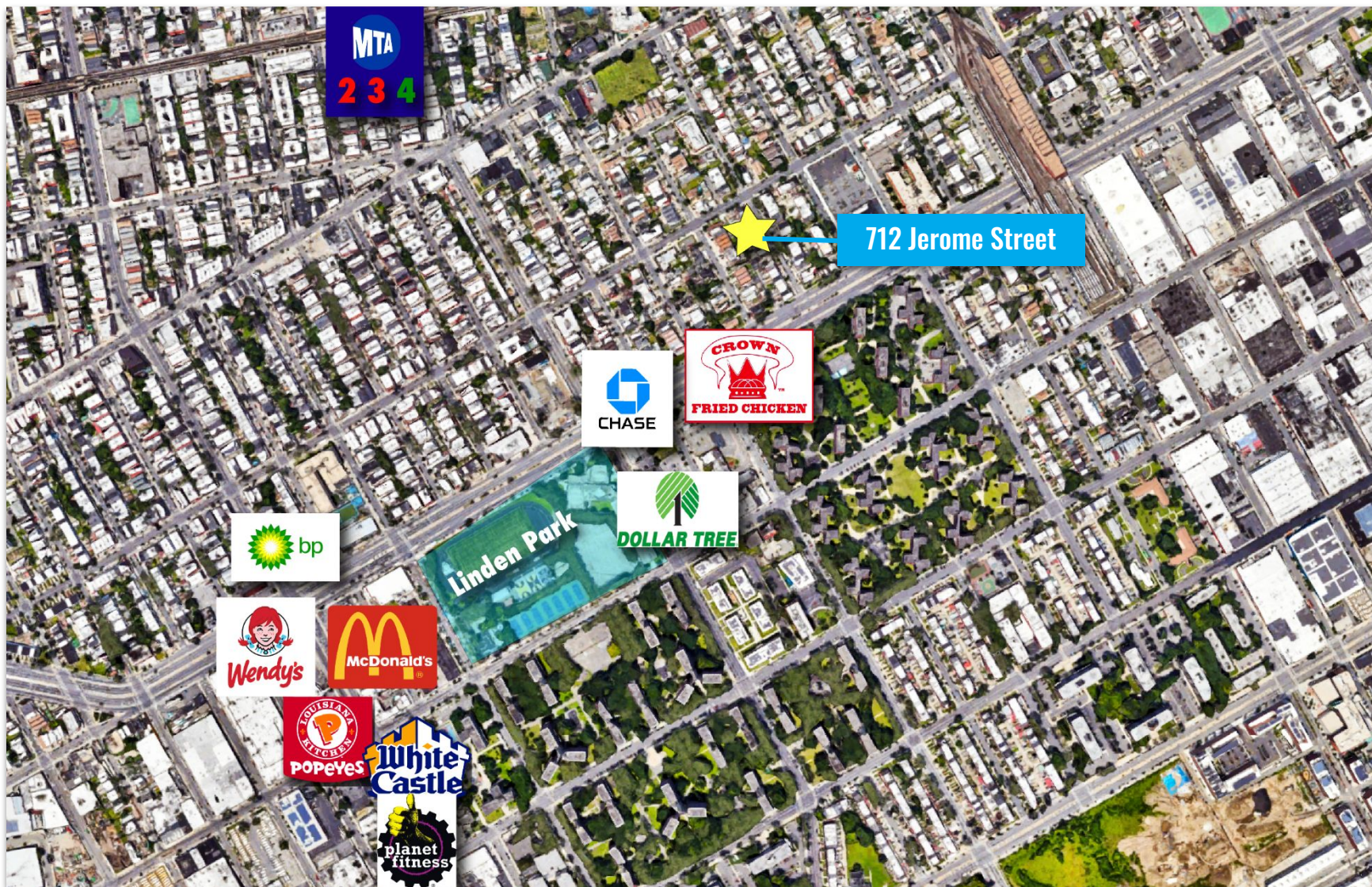
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RETAIL AERIAL



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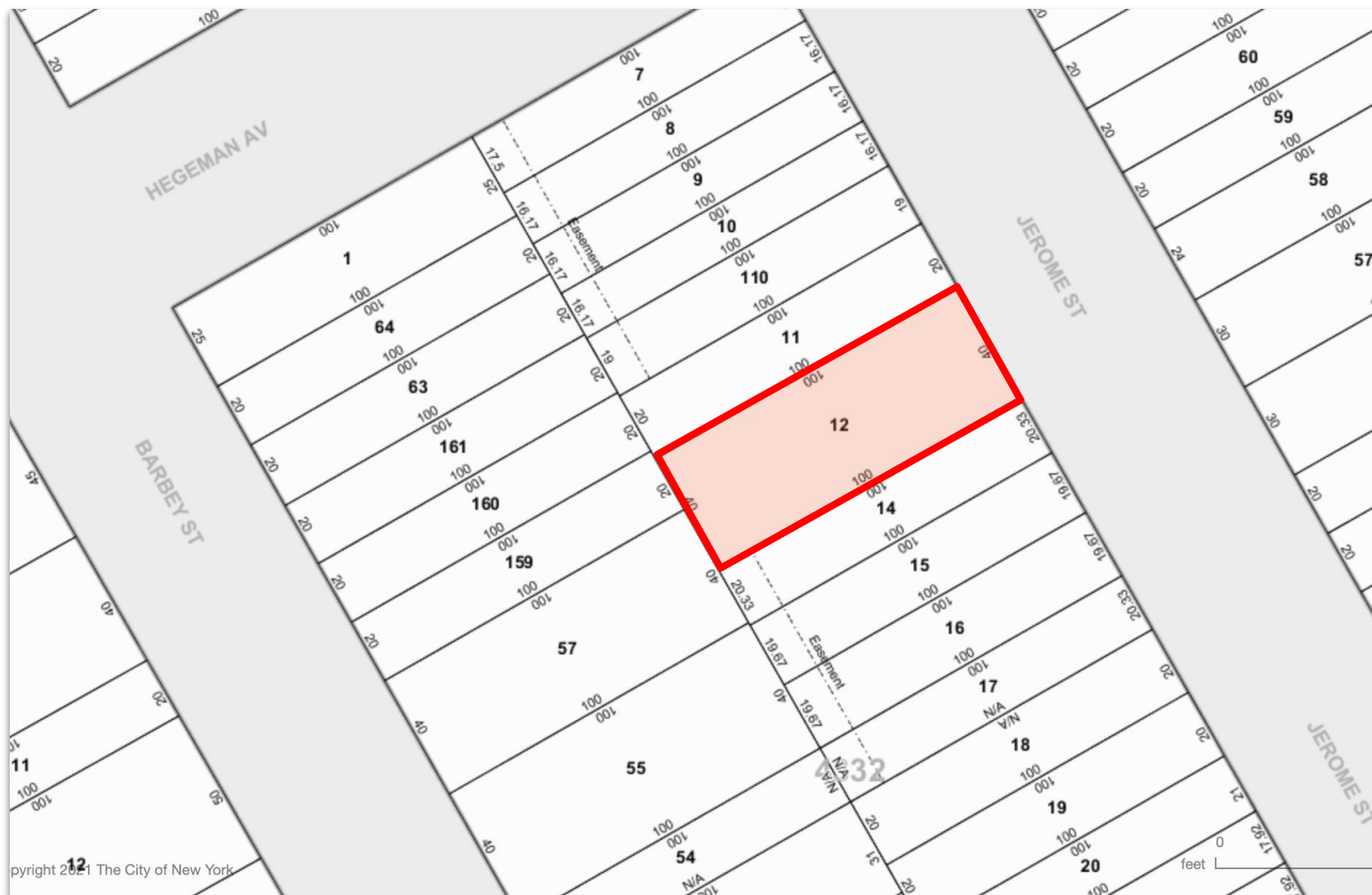
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TAX LOT MAP



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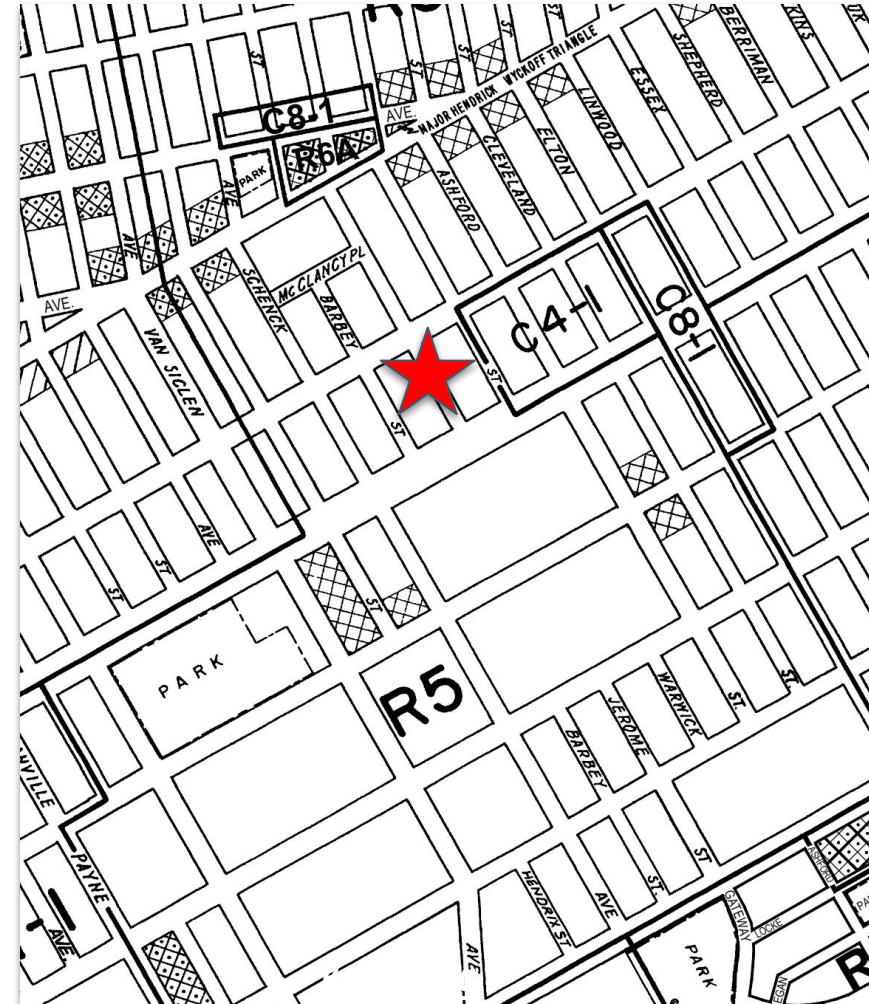
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ZONING OVERVIEW | R5

R5 districts allow a variety of housing at a higher density than permitted in R3-2 and R4 districts. The floor area ratio (FAR) of 1.25 typically produces three-and four-story attached houses and small apartment houses. With a height limit of 40 feet, R5 districts provide a transition between lower- and higher-density neighborhoods and are widely mapped in Brooklyn, Queens and the Bronx. Portions of Windsor Terrace and Ocean Parkway in Brooklyn are R5 districts.

To ensure compatibility with neighborhood scale, the maximum street wallheight of a new building is 30 feet and the maximum building height is 40 feet. Above a height of 30 feet, a setback of 15 feet is required from the street wall of the building; in addition, any portion of the building that exceeds a height of 33 feet must be set back from a rear or side yard line. Detached houses must have two side yards that total at least 13 feet, each with a minimum width of five feet. Semi-detached houses need one eight foot wide side yard. Apartment houses need two side yards, each at least eight feet wide. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet to prevent cars parked on-site from protruding onto the sidewalk. Cars may park in the side or rear yard, in the garage or in the front yard within the side lot ribbon; parking is also allowed within the front yard when the lot is wider than 35 feet. Off-street parking is required for 85% of the dwelling units in the building, but requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone



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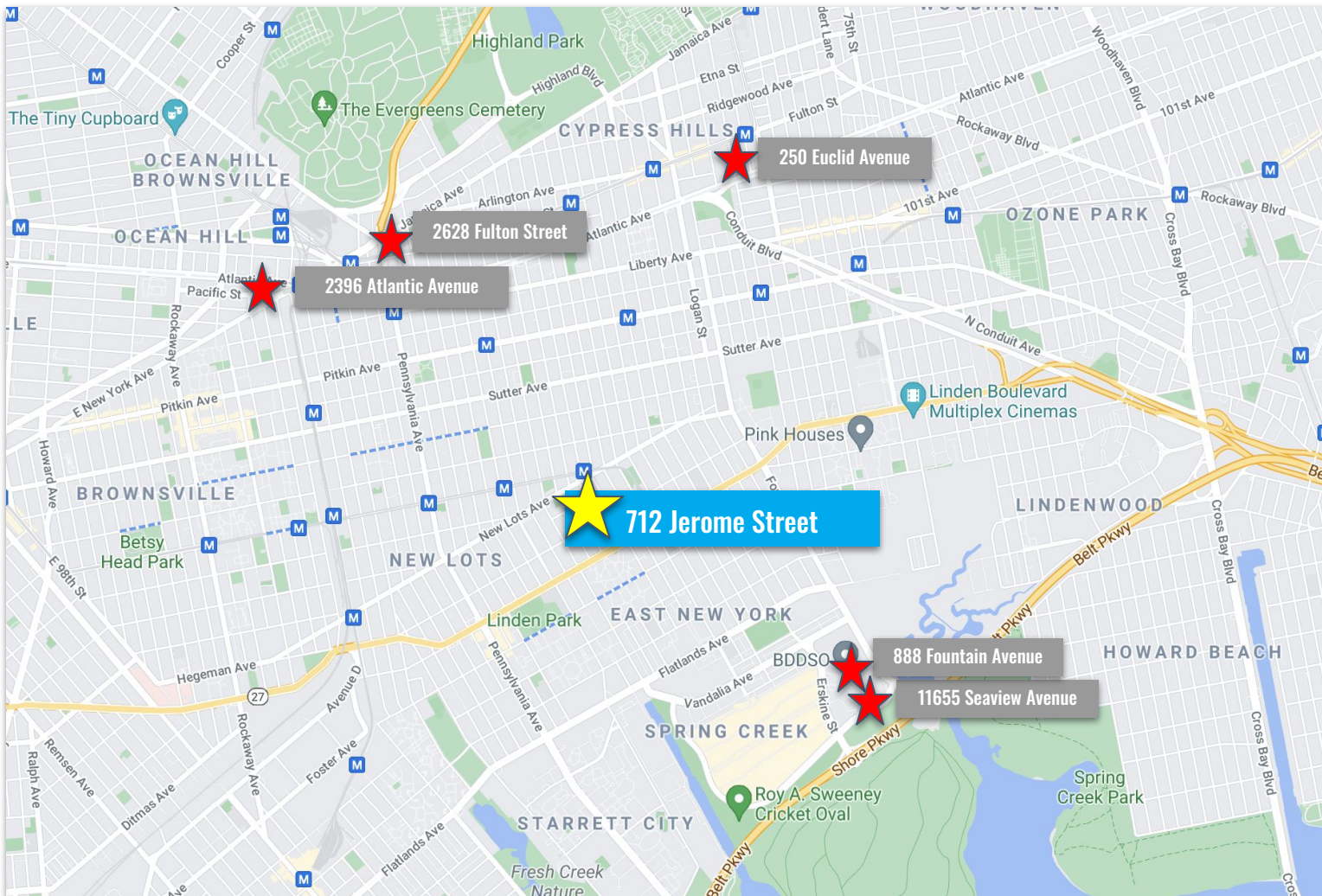
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SURROUNDING NEW DEVELOPMENTS



11655 Seaview Avenue

(Permits Filed)

6-Story Residential Building
123 Units & 11 Parking Spaces
107,184 SF

- **888 Fountain Avenue**

(Permits Filed)

15-Story Mixed-Use Building
437 Units
353,140 SF Residential
25,173 SF Community Facility
8,049 SF Commercial

- **Atlantic Chestnut 1**

250 Euclid Street

(First Phase)

8 to 14 Stories
403 Affordable Units
21,352 SF Commercial &
Community Facility

- **50 Penn**

2628 Fulton Street

(Completed)

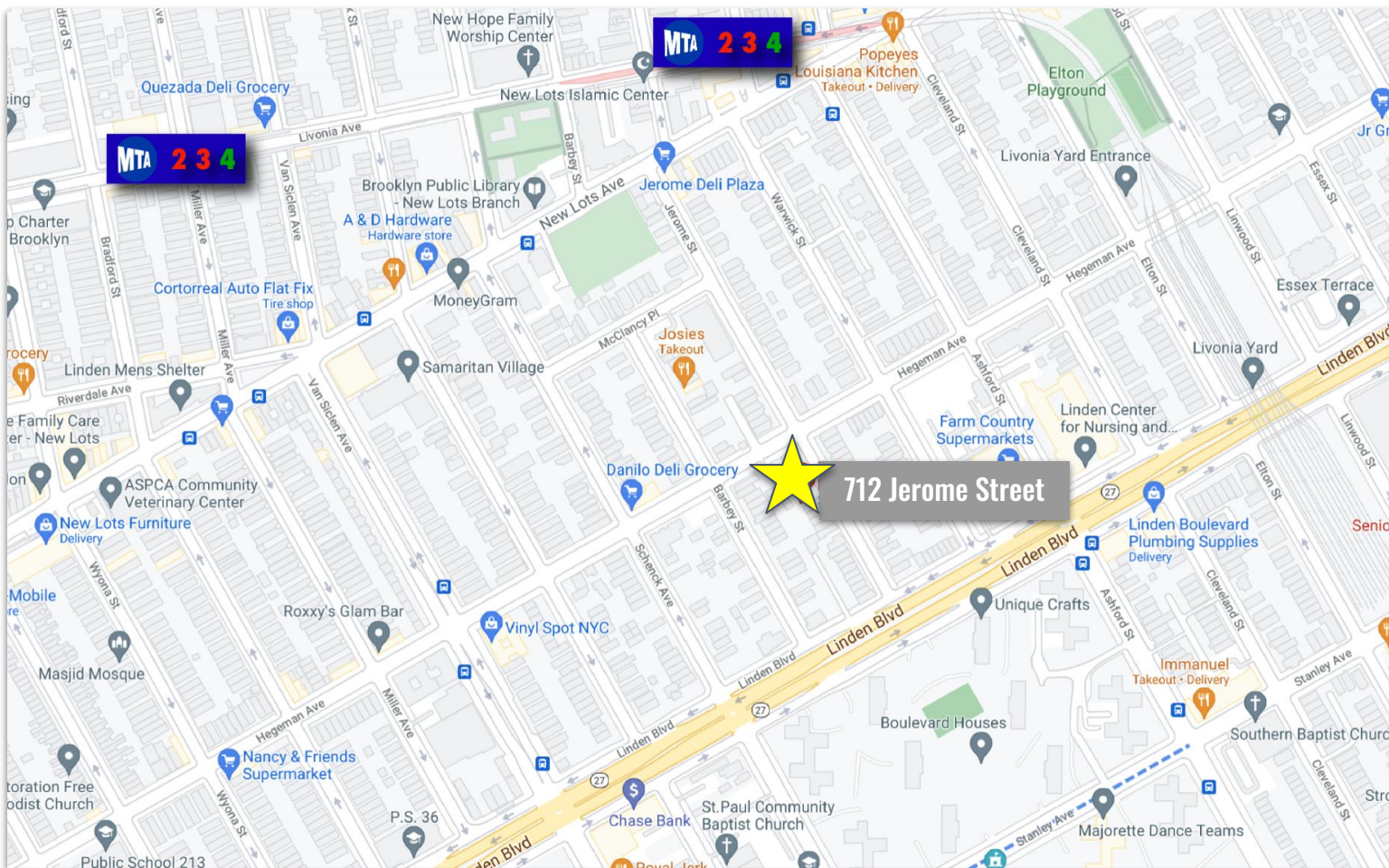
9-Story Mixed-Use Building
218 Units
211,406 SF

- **2396 Atlantic Avenue**

(Permits Filed)

8-Story Hotel Building
75 Rooms
30,557 Total SF
22,922 SF Commercial

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- Chase Bank
- Dollar Tree
- A&D Hardware
- Vinyl Spot
- Farm Country Supermarkets
- New Lots Furniture
- City Fresh Market

Nearby Eateries

- Josies Takeout
- Wendy's
- Popeyes Louisiana Kitchen
- McDonald's
- Checkers
- Emmanuel
- Roya Jerk
- Uluangie's Hawaiian Shaved Ice
- Stanley Coffee Shop

Amenities

- 2, 3, 4 Trains
- Linden Park
- Brooklyn Public Library
- Planet Fitness