



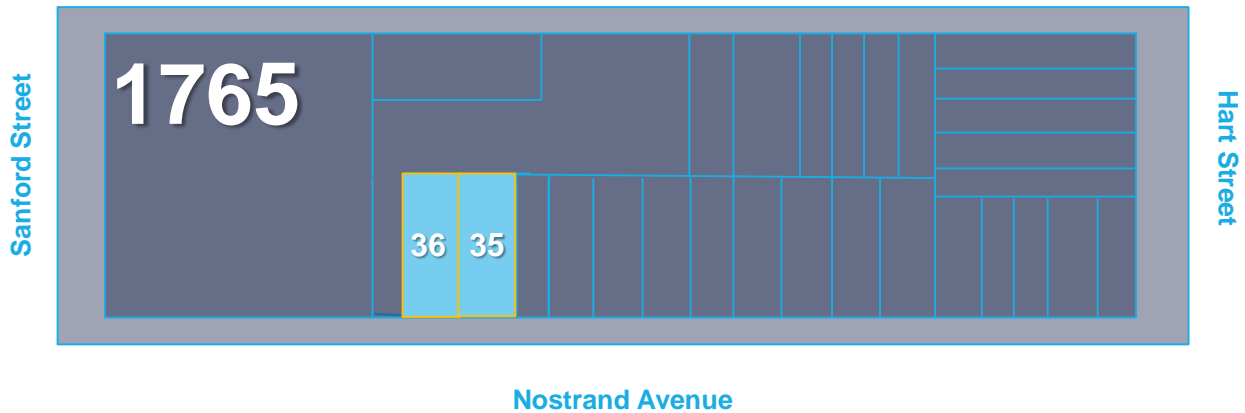
208-210 Nostrand Avenue, Brooklyn, NY 11205

DEVELOPMENT SITE FOR SALE

40' Wide Development Site Near Pratt University



Willoughby Avenue



Asking Price

\$3,600,000

ONE Commercial Realty Services
 551 Fifth Avenue, Suite 620, New York, NY 10176
 email: info@one-crs.com | www.one-crs.com

Josh Lipton
 Executive Managing Director
 (O) 212-596-7579
 (C) 201-364-1800
Josh.Lipton@one-crs.com

Stephen Ramkelawan
 Investment Sales
 (O) 212-596-7574
 (C) 718-964-8747
Stephen.Ramkelawan@one-crs.com

Andrew Levine
 Investment Sales
 (O) 212-596-7570
 (C) 917-495-0446
Andrew.Levine@one-crs.com

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Property Details

LOCATION	WEST SIDE OF NOSTRAND AVENUE BETWEEN HART STREET AND WILLOUGHBY AVENUE.
BLOCK/LOT	1765 / 35, 36
LOT DIMENSIONS	40' X 100' (APPROX.)
LOT AREA	4,000 SF (APPROX.)
AS OF RIGHT FAR	3.00
TOTAL BUILDABLE	12,000 (APPROX.)
ZONING	R6A
ASSESSMENT (17/18)	\$25,504
TAXES (17/18)	\$5,099
PRICE / BSF	\$300 / BSF



Property Features

ONE Commercial Realty Services has been retained on an exclusive basis for the sale of 208-210 Nostrand Avenue. The subject property is a residential development opportunity located on the west side of Nostrand Avenue on the border of Clinton Hill and Bedford Stuyvesant. This site provides developers with 12,000 buildable square feet. This flexible zoning allows for a condominium or rental building. The property is near Mordechai Spira and David Katz's 72 Unit rental building known as MYNT located on Myrtle Avenue between Nostrand Avenue and Marcy Avenue. The subject site is located on a commercial corridor that includes numerous bars, restaurants and franchises

such as Home Depot, Duane Reade and Family Dollar. The property is in close proximity to the G subway line on Lafayette Avenue and half a block away from the B38 bus station. This location provides developers with the opportunity to build in an emerging market that is 10 minutes away from Downtown Brooklyn and 20 minutes away from Lower Manhattan by car. This development site would be an ideal opportunity for a developer to build for students attending Pratt Institute which is eight (8) blocks away.

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