FOR SALE
336 Flatbush Avenue
Park Slope / Brooklyn, NY

~29,850 SF CORNER DEVELOPMENT OPPORTUNITY

Location: On the southwest corner of Flatbush Avenue and Sterling Place
Block / Lot: 1058 / 28 & 30
Lot Dimensions: 68’ x 135.66’ (approx.) (irr.)
Gross Square Footage: 15,886 (approx.)
Zoning: R7B, R7A / C2-4 (split lot)
FAR (As of Right): 4.00
Landmarked District: No
Lot Area SF: 7,678 (approx.)
Total BSF: 29,850 (approx.)
Existing SF: 15,886 (approx.)
Additional Air Rights: 13,964 (approx.)
Assessment (15/16): $946,406
Taxes (15/16): $109,511

* Data above is inclusive of all lots included in the offering

Property Description:

336 Flatbush Avenue / 184 Sterling Place is an incredible mixed-use development opportunity in Park Slope on the cusp of Prospect Heights. The subject property is an approximate 29,850 square foot development site situated on the southwest corner of Flatbush Avenue and Sterling Place. The property offers approximately 68’ of frontage on one of Brooklyn’s most dynamic retail corridors; neighboring tenants include Soul Cycle, Union Market, American Apparel and Starbucks. Located only one block north of Prospect Park and just steps away from local landmarks such as The Brooklyn Museum and The Brooklyn Public Library, positions this property as a rare opportunity to construct retail and residential in one of the most desirable locations in Brooklyn.

Currently, the site is improved by two contiguous buildings that will be delivered vacant. The R7A / R7B split zoning with C2-4 commercial overlay provides for approximately 29,850 buildable square feet, allowing a developer to construct retail and condominiums in an area where demand continues to surge.

The site is conveniently positioned one block from the northwestern point of Prospect Park, with immediate accessibility to the 2 and 3 express subways at Grand Army Plaza and the B and Q trains at the 7th Avenue subway station. The area boasts some of the best public schools, dining, shopping, farmer’s markets, and other amenities that continually draw affluent families and businesses to the neighborhood. These features have established a robust retail environment and have created an insatiable demand for new residences in a supply constrained neighborhood, providing an unprecedented development opportunity.

ASKING PRICE:
Please Inquire Within

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Investment Highlights:

- Opportunity to develop approximately 29,850 buildable square feet as-of-right
- Ideal corner location with 68’ of frontage along both Flatbush Avenue and Sterling Place
- Premiere retail destination along Flatbush Avenue, Brooklyn’s central artery, and adjacent to newly leased SoulCycle and Union Market
- Steps to 7th Avenue, Park Slope’s bustling retail destination, 366 Flatbush Avenue is at the junction of established Park Slope and up-and-coming Prospect Heights
- Surrounded by Brooklyn’s most visited landmarks and attractions, including: Prospect Park, Grand Army Plaza, The Brooklyn Museum, and Barclay’s Center
- Conveniently located 1-block from 4 different subway lines, providing accessibility throughout New York City

Retail Map:

Retailers Nearby:

SOULCYCLE
UNION MARKET
American Apparel
H&R BLOCK
Key Food
M&T Bank
Crunch
MetroPCS
Weight Watchers

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