



CUSHMAN & WAKEFIELD

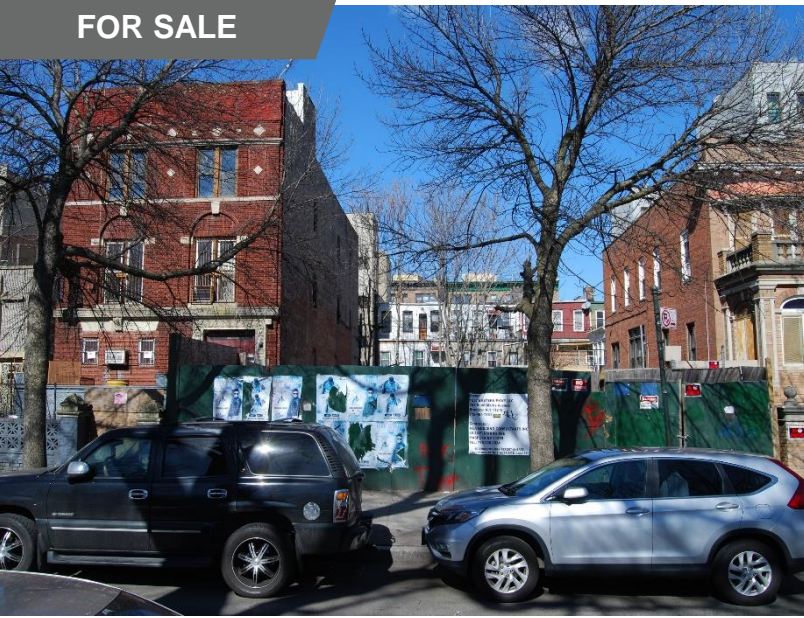
1233-1237 Eastern Parkway

Crown Heights, Brooklyn, NY

RESIDENTIAL DEVELOPMENT SITE

70' of Frontage on Eastern Parkway

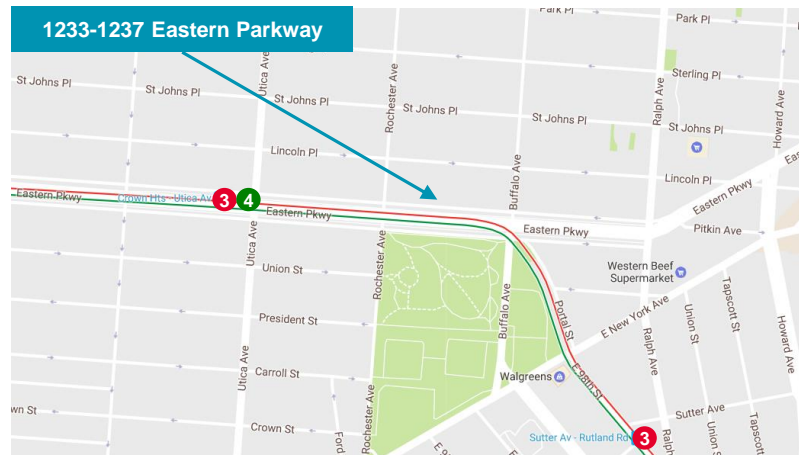
FOR SALE



Property Features

Location	North side of Eastern Parkway between Rochseter and Buffalo Avenues.	
Block & Lot	1392 / 73 & 75	
Lot Size	69.52' x 120.58'	
First 100' from Eastern Pkwy	6,952	(Approx.)
Rear 20' of Tax Lot	1,526	(Approx.)
Total Lot SF	8,478	(Approx.)
Zoning	R6	
FAR	3.0 / 2.2	
Buildable SF	24,213	
Assessment ('16/'17)	\$49,050	
R.E. Taxes ('16/'17)	\$11,592	

Development Rights	As-of-Right	Ground Floor CF Bonus	Full CF Bonus
FAR	3.0 / 2.2	3.9	4.8
Buildable SF	24,213	32,691	40,694



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One Pierrepont Plaza, 9th Floor, Brooklyn, NY 11201
nyinvestmentsales.com

Property Highlights

Cushman & Wakefield has been retained on an exclusive basis to arrange the sale of 1233-1237 Eastern Parkway in the Crown Heights neighborhood of Brooklyn.

- Subject Property is a residential development site with nearly 70' frontage on the north side of Eastern Parkway between Rochester and Buffalo Avenues.
- Site allows for 24,213 buildable square feet of residential development as-of-right. The first 100' from Eastern Parkway receiving a wide street FAR premium of 3.0, while the rear 20' is subject to a 2.2 FAR.
- Located less than two blocks from the **3** **4** Crown Heights-Utica Avenue station, offering convenient access to Downtown Brooklyn and Manhattan within 20 minutes.

ASKING PRICE

\$5,500,000 (\$227 per BSF / 168 per BSF)

For More Information, Please Contact:

DJ Johnston
Director
(718) 307-6515
DJ.Johnston@cushwake.com

Michael Amirkhanian
Executive Managing Director
(718) 606-7073
Michael.Amirkhanian@cushwake.com

William Cheng
Director
(718) 606-7037
William.Cheng@cushwake.com

Bryan Kirk
Associate
(718) 307-6516
Bryan.Kirk@cushwake.com

Joshua Sabzevari
Associate
(718) 307-6521
Joshua.Sabzevari@cushwake.com

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