

For Sale | 997 Rogers Ave | Brooklyn | NY 11226

421-A Approved Development Site

PRICE: \$1,250,000

PPBSF: \$166.93

Investment Highlights



Summary: Development opportunity in Flatbush neighborhood of Brooklyn offers 7,488 buildable square feet. The property comprises a vacant lot with approved plans for 10 units. The property is available at a price of \$180.28 per buildable square foot. Property has been approved for 421-A tax abatement and is ready to start construction.

Prime Location: This property in Flatbush, Brooklyn, is a fantastic investment opportunity. It's a vibrant area with a rich history and great access to downtown Brooklyn and Manhattan, making it a smart choice for buyers and investors.

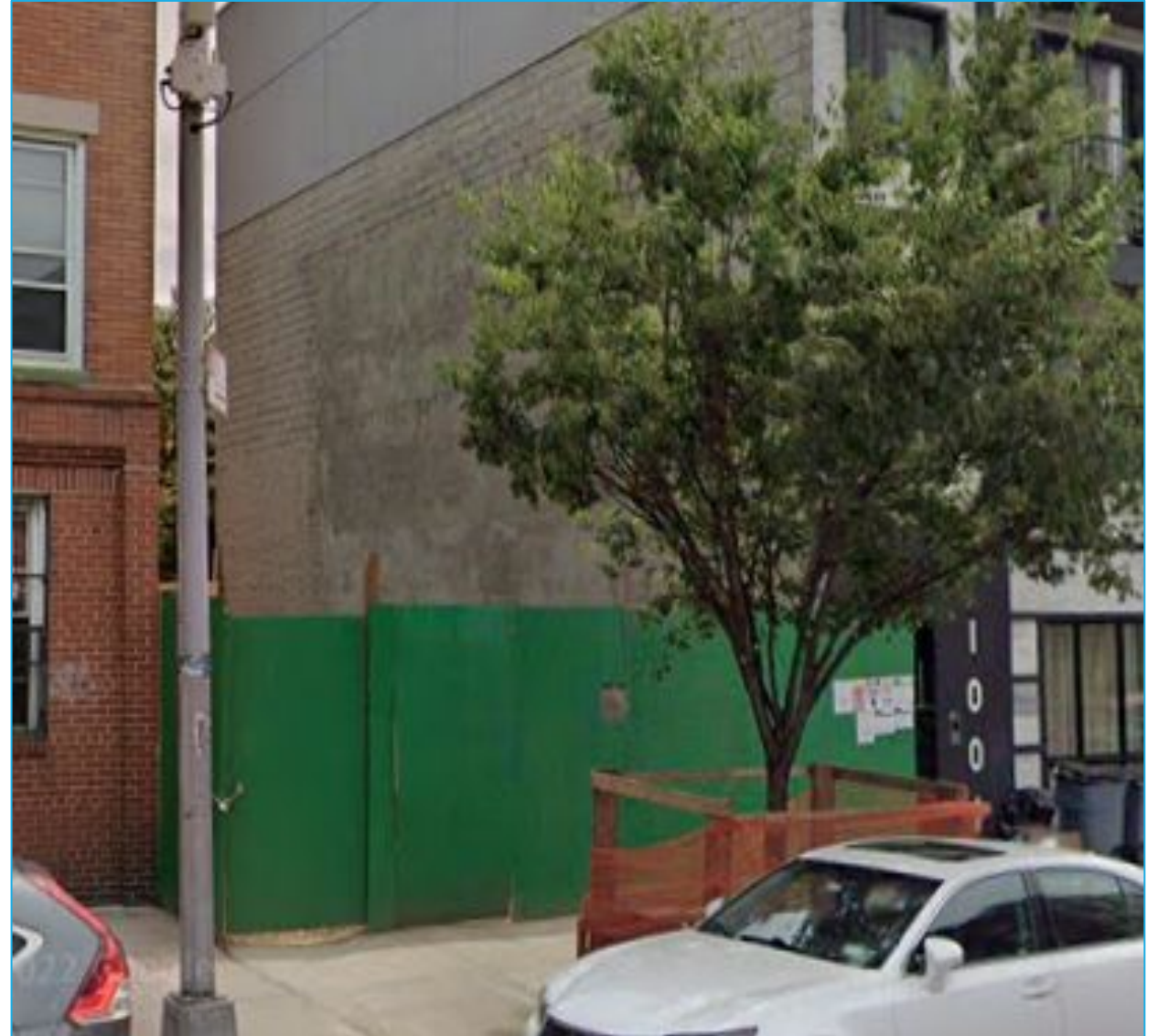
Appreciation Potential: In recent years, Flatbush has witnessed significant appreciation in property values. The completion of this project offers a unique opportunity to capitalize on the neighborhood's growth and address the increasing demand for high-quality development property options.

Excellent Connectivity: Nestled in Flatbush, Brooklyn, this development property benefits from exceptional connectivity, providing residents with easy subway access that streamlines their commutes to Manhattan and various Brooklyn destinations. With convenient transportation options Beverly Rd [2,5] just 0.14 miles away, and Church Av [2,5] Subway Station 0.34 miles away from the property. the property holds strong appeal for potential tenants or buyers. This prime location significantly boosts the property's desirability and market potential.

Proximity to Amenities: This property offers residents convenient access to a wide range of amenities. In the vicinity, you'll find Prospect Park just 0.85 miles away and Tilden Playground at 1.07 miles, perfect for brightening your kids' day. Additionally, prestigious institutions like Brooklyn College (CUNY) are only 1.06 miles away, and Medgar Evers College (CUNY) is 1.46 miles away. For entertainment, the Kings Theatre and Brooklyn Museum are in close proximity. If you're in the mood for coffee, Prime Grind Coffee & Espresso is nearby. The Family Pharmacy is within easy reach, and Blink Fitness gym is conveniently located in the vicinity. These amenities enhance the property's appeal to potential tenants or buyers.

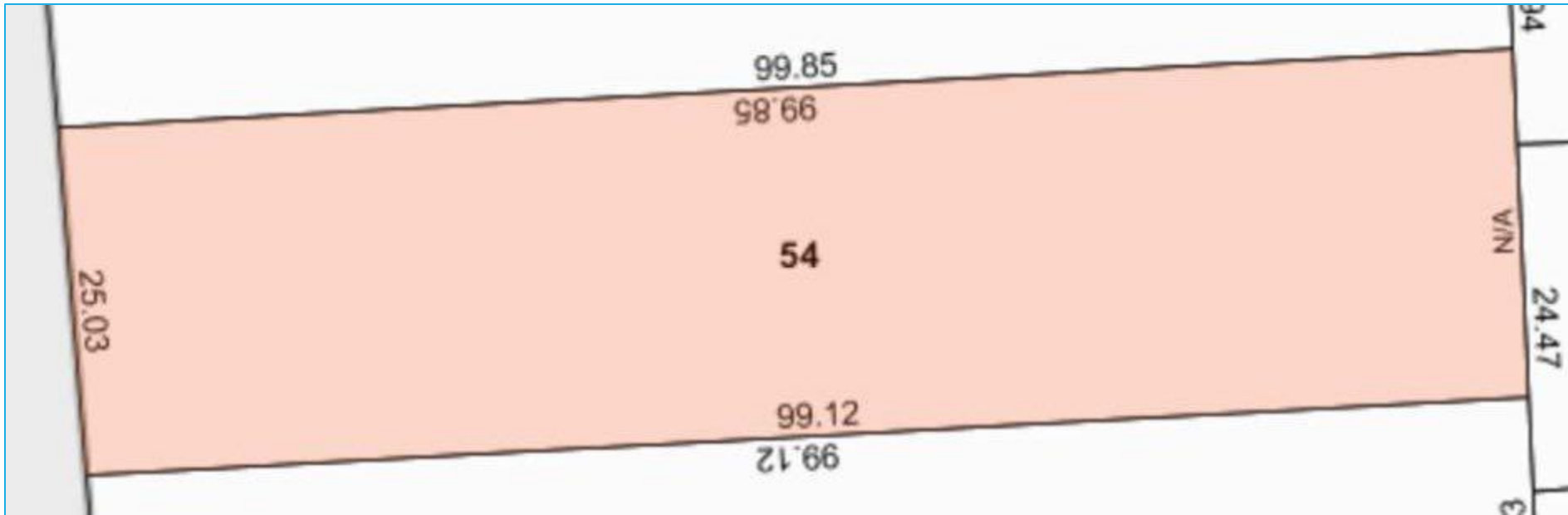
Building Analysis

Address	997 Rogers Ave, Brooklyn, NY 11226
Block/Lot	5138/54
Neighborhood	Flatbush
Cross Streets	Beverly Rd & Tilden Ave
Asset Type	Development
Lot Size	25' x 99.83'
Lot SF	2,496 SF
Building Size	20' x 30'
Zoning	R6, C2-3
FAR (As Built)	3.0
Buildable	7,488
Taxes ('23)	\$5,199
Tax Class	1B



Aerial View

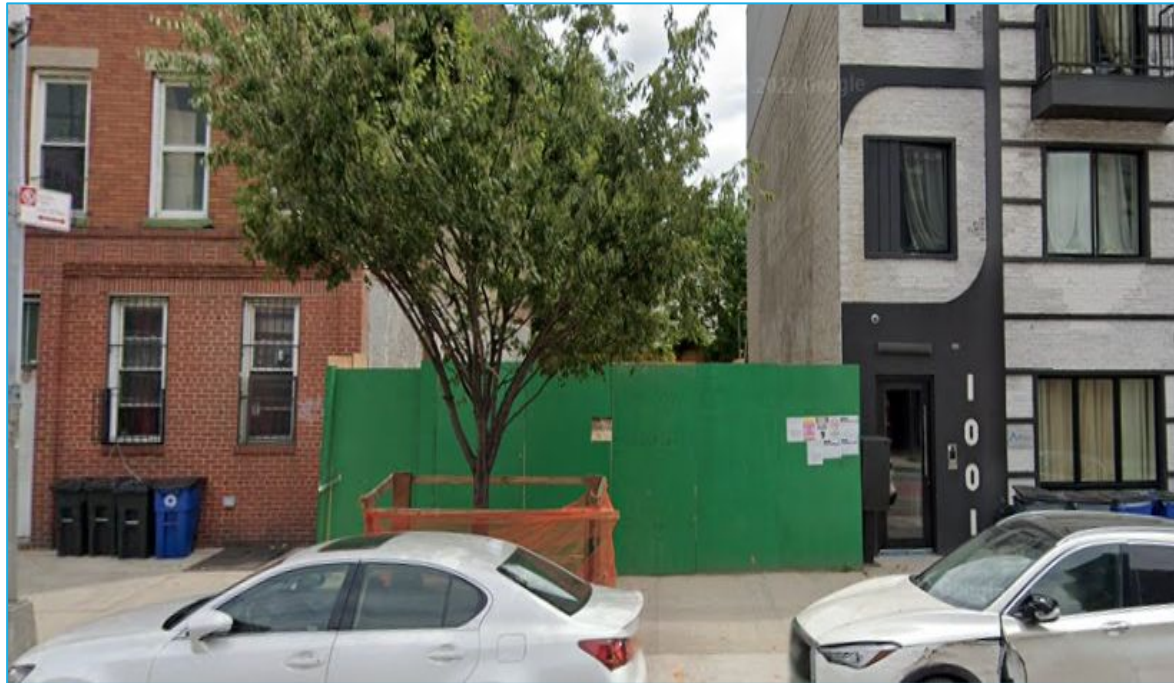




Confidentiality Disclaimer



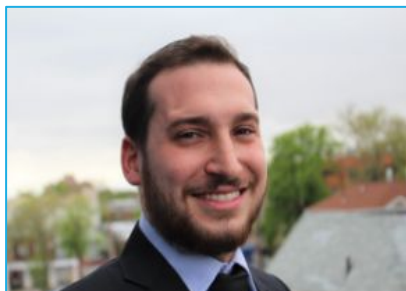
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997 Rogers Ave, Brooklyn, NY 11226

- ❑ Development opportunity in Flatbush neighborhood of Brooklyn.
- ❑ The property consists of 7,488 buildable square feet.
- ❑ Property is a vacant lot with approved plans for 10 units.
- ❑ Property has been approved for 421-A tax abatement and is ready to start construction.
- ❑ Property is located near Beverly Rd [2,5] Subway Station.

PLEASE CONTACT EXCLUSIVE ADVISORS:



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Broker Cooperation is Welcome!