

341

LENOX ROAD

BROOKLYN, NY 11226

SALE PRICE

\$3,000,000

SALE METRICS

35 ft x 200 ft	R7-1
Lot Dimensions	Zoning
24,080	3.44
Buildable SF	FAR
\$125**	35
Price/BSF	Potential Units

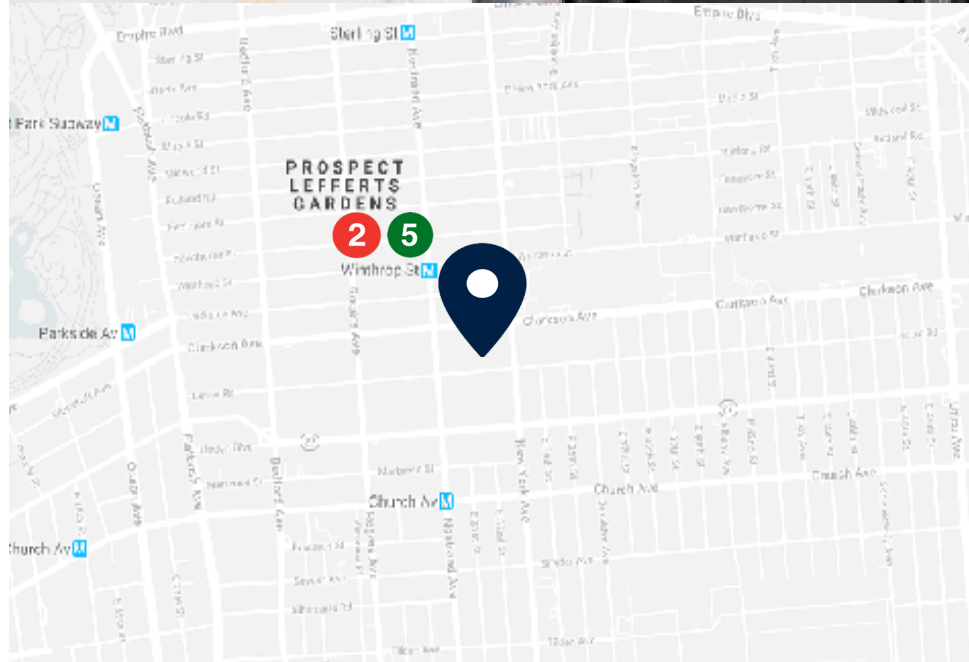
**Narrow Lot Cannot Utilize All Buildable Square Footage

PROPERTY DESCRIPTION

Investment Property Realty Group (IPRG) is proud to announce the sale of 341 Lenox Road. It is located between New York and Nostrand Avenue in the Flatbush section of Brooklyn. The lot measures 35 ft x 200 ft and is zoned R7-1. With a max FAR of 3.44, the property offers approximately 24,080 buildable square feet.

This property is located three blocks from the 2 and 5 subway lines, offering quick and easy access to Manhattan. It is steps from an array of strong retail along Nostrand Avenue and is near Prospect Park. Flatbush has become a highly sought after real estate market for both retail and residential focused investors. This development site benefits from its proximity to all the amenities of new bars, restaurants, cafes, and artisan shops in the immediate area.

CLOSED



Derek Bestreich
718.360.8802

Steve Reynolds
718.360.8807

Tom Reynolds
718.360.8817

Brian Underkofler
718.360.8825

IPRG