

ROCKAWAY AVENUE ASSEMBLAGE

EXCLUSIVE OFFERING MEMORANDUM

187-189 ROCKAWAY AVENUE & 2258 ATLANTIC AVENUE, BROOKLYN, NY 11233

IPRG



187-189 ROCKAWAY AVE. & 2258 ATLANTIC AVE.



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ROCKAWAY AVENUE ASSEMBLAGE - 17,430 ZFA / 22,659 UAP BONUS **FOR SALE**

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FOR MORE INFORMATION,
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INVESTMENT PRICING

ROCKAWAY AVENUE ASSEMBLAGE





OFFERING PRICE
\$2,750,000

INVESTMENT HIGHLIGHTS

83 ft x 70 ft
Lot Dimensions

17,430
Total Buildable SF (ZFA)

\$158
Price/Buildable SF (ZFA)

DELIVERED VACANT

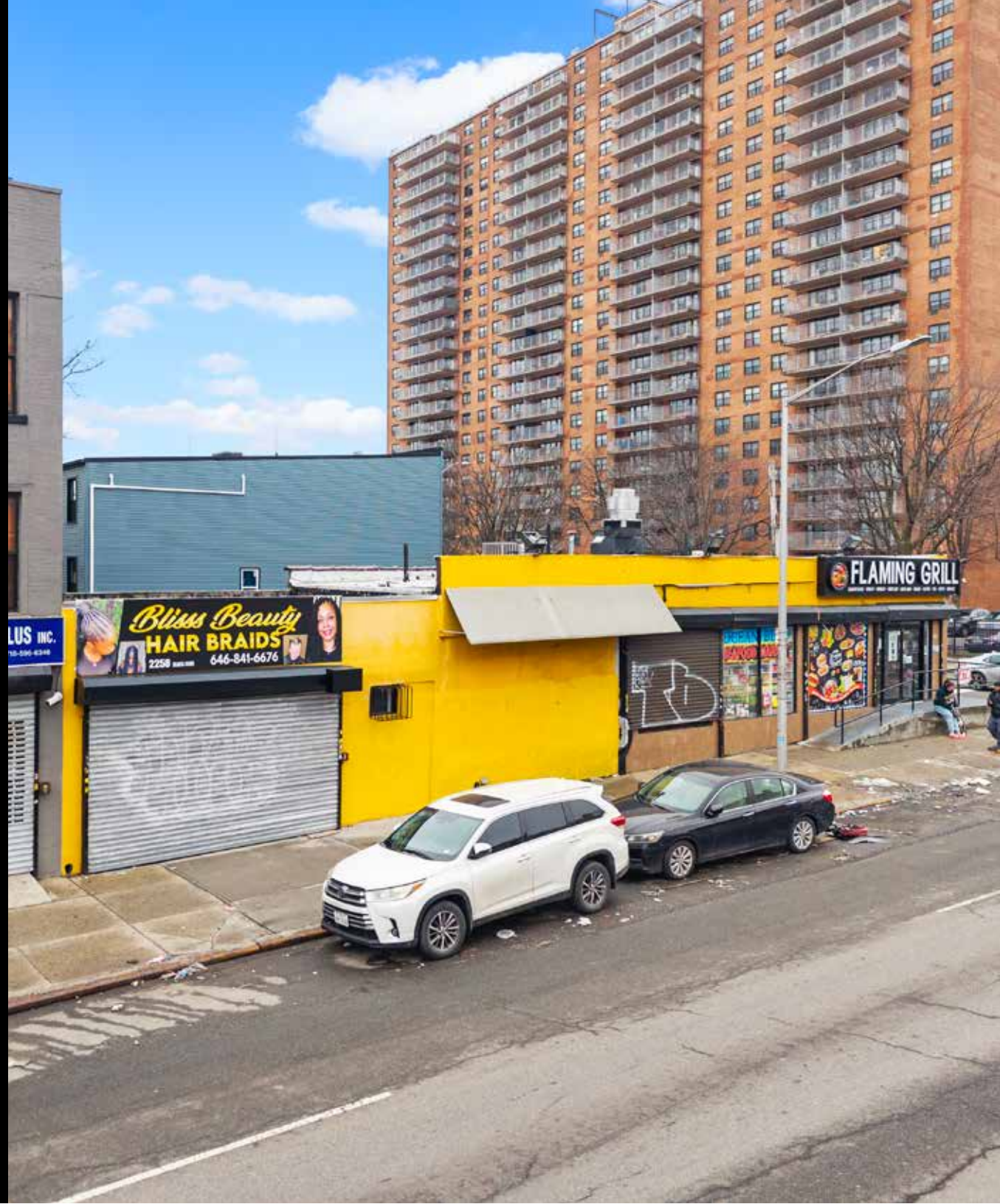
22,659
Total Buildable SF (UAP)

\$121
Price/Buildable SF (UAP)

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PROPERTY INFORMATION

ROCKAWAY AVENUE ASSEMBLAGE



187-189 ROCKAWAY AVE. & 2258 ATLANTIC AVE.

INVESTMENT SUMMARY

ROCKAWAY AVENUE ASSEMBLAGE - 17,430 ZFA / 22,659 UAP BONUS **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 2258 Atlantic Avenue & 187-189 Rockaway Avenue (Rockaway Ave Assemblage). The development opportunity is on the corner of Atlantic Ave & Rockaway Avenue in the Ocean Hill section of Brooklyn.

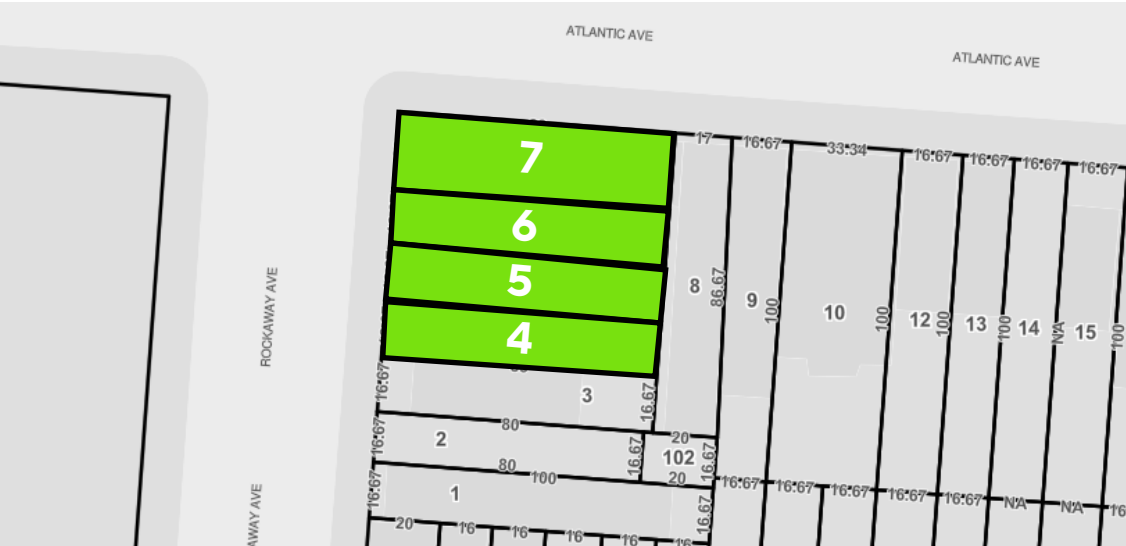
The assemblage offers 4 contiguous lots with 83 ft of frontage along Atlantic Avenue and 70 ft along Rockaway Avenue. The combined lot dimensions are 83 ft x 70 ft totaling 5,810 SF approximately and is zoned R6 (3.0 wide street). Offering 17,430 square feet as of right with a 3.9 UAP bonus bringing the allowable buildable square feet to 22,659 square feet.

The property is located within walking distance (0.2 miles) to the Rockaway Avenue C train station. It is also conveniently located in short walking distance (0.6 mi) to Broadway junction allowing for transportation all over NYC.

BUILDING INFORMATION

BLOCK & LOT:	01435-7, 01435-0006, 01435-0005, 01435-0004
NEIGHBORHOOD:	Ocean Hill
CROSS STREETS:	Corner of Atlantic Ave
LOT DIMENSIONS:	83 ft x 70 ft
TOTAL BUILDABLE SF:	17,430 ZFA / 22,659 UAP
ZONING:	R6 wide street
FAR:	3.0 ZFA / 3.9 UAP
TAX CLASS:	4
NOTES:	4 continuous lots

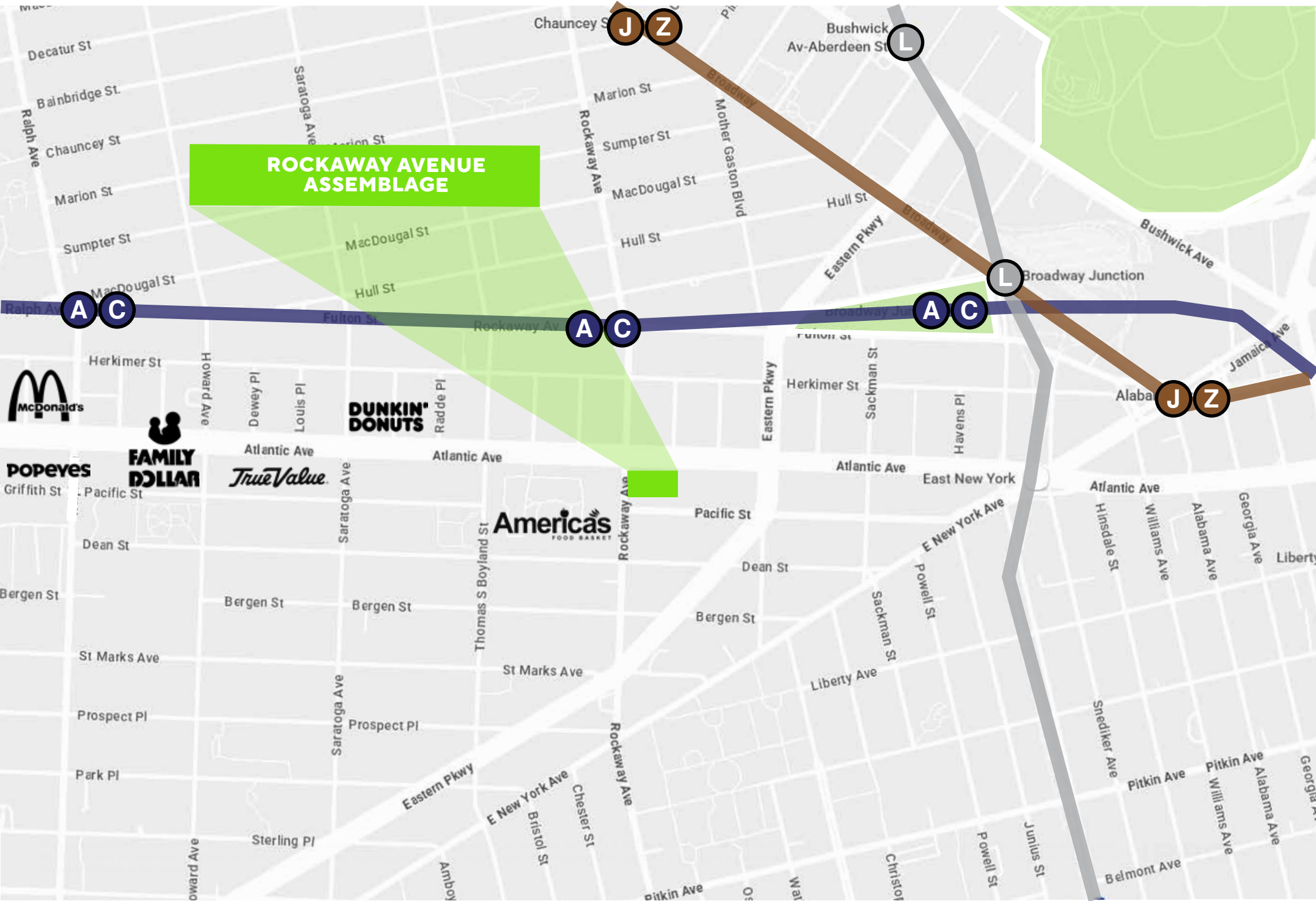
TAX MAP



187-189 ROCKAWAY AVE. & 2258 ATLANTIC AVE.

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PROPERTY MAP



187-189 ROCKAWAY AVE. & 2258 ATLANTIC AVE.

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RENDERING



187-189 ROCKAWAY AVE. & 2258 ATLANTIC AVE.

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ADDITIONAL PROPERTY PHOTOS



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An aerial photograph of a city street, likely in New York City, showing a mix of older brick buildings and newer structures. A parking lot with several cars is visible in the foreground. The image is in black and white with a dark, moody tone.

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