

# ROCKAWAY AVENUE ASSEMBLAGE

## EXCLUSIVE OFFERING MEMORANDUM

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

**IPRG**



187-189 ROCKAWAY AVE. & 2258 ATLANTIC AVE.



REAL ESTATE ASSOCIATION

187-189 ROCKAWAY AVE. & 2258 ATLANTIC AVE. BROOKLYN, NY 11233

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

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FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

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# IPRG

## INVESTMENT PRICING

### ROCKAWAY AVENUE ASSEMBLAGE





**OFFERING PRICE**  
**\$3,000,000**

**INVESTMENT HIGHLIGHTS**

83 ft x 70 ft  
Lot Dimensions

17,430  
Total Buildable SF (ZFA)

\$172  
Price/Buildable SF (ZFA)

**DELIVERED VACANT**

22,659  
Total Buildable SF (UAP)

\$132  
Price/Buildable SF (UAP)

# IPRG

## 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.

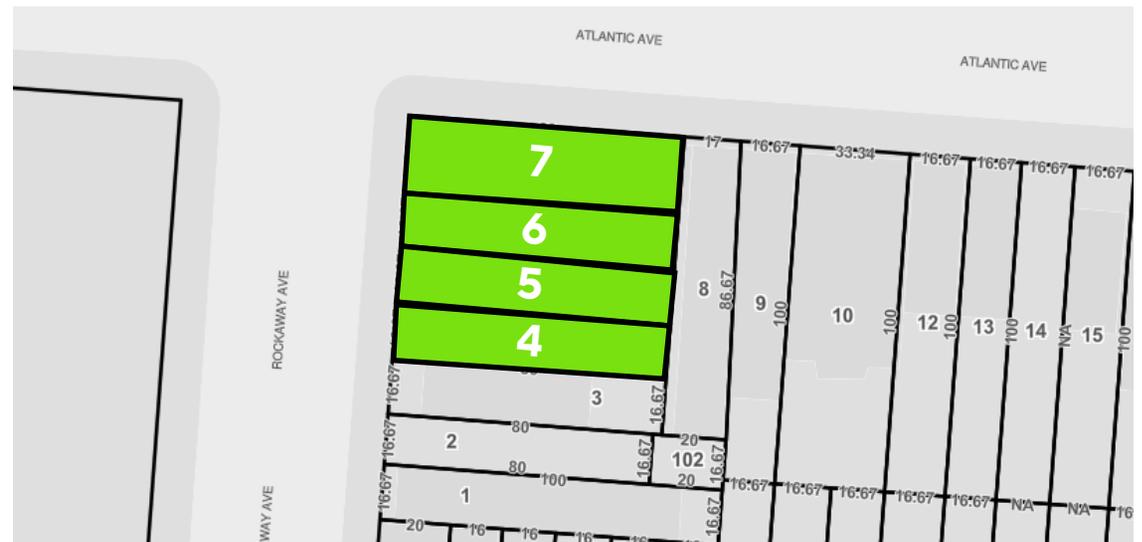
The assemblage offers 4 contiguous lots with 83 ft of frontage along Atlantic Avenue and 70 ft along Rockaway Avenue. The combined lot dimensions are 83 ft x 70 ft totaling 5,810 SF approximately and is zoned R6 (3.0 wide street). Offering 17,430 square feet as of right with a 3.9 UAP bonus bringing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

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

PROPERTY MAP



# 187-189 ROCKAWAY AVE. & 2258 ATLANTIC AVE.

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

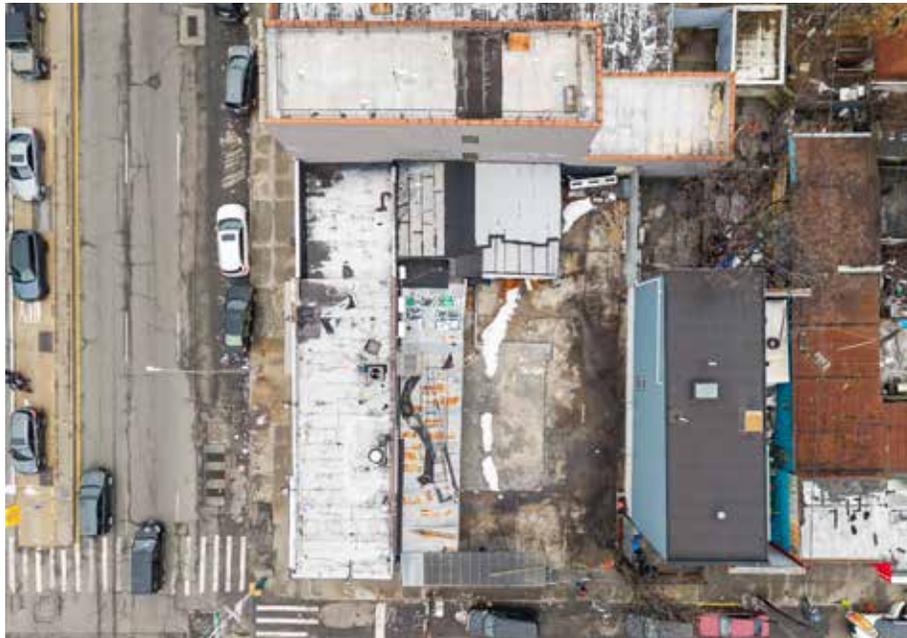
RENDERING



# 187-189 ROCKAWAY AVE. & 2258 ATLANTIC AVE.

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

ADDITIONAL PROPERTY PHOTOS



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