

341-343 LINDEN BOULEVARD, BROOKLYN, NY 11203

EXCLUSIVE OFFERING MEMORANDUM

Development Opportunity in Prospect Lefferts Gardens



IPRG

341-343 LINDEN BOULEVARD, BROOKLYN, NY 11203



DEVELOPMENT OPPORTUNITY IN PROSPECT LEFFERTS GARDENS

341-343 LINDEN BOULEVARD, BROOKLYN, NY 11203

DEVELOPMENT OPPORTUNITY IN PROSPECT LEFFERTS GARDENS **FOR SALE**

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FOR MORE INFORMATION,
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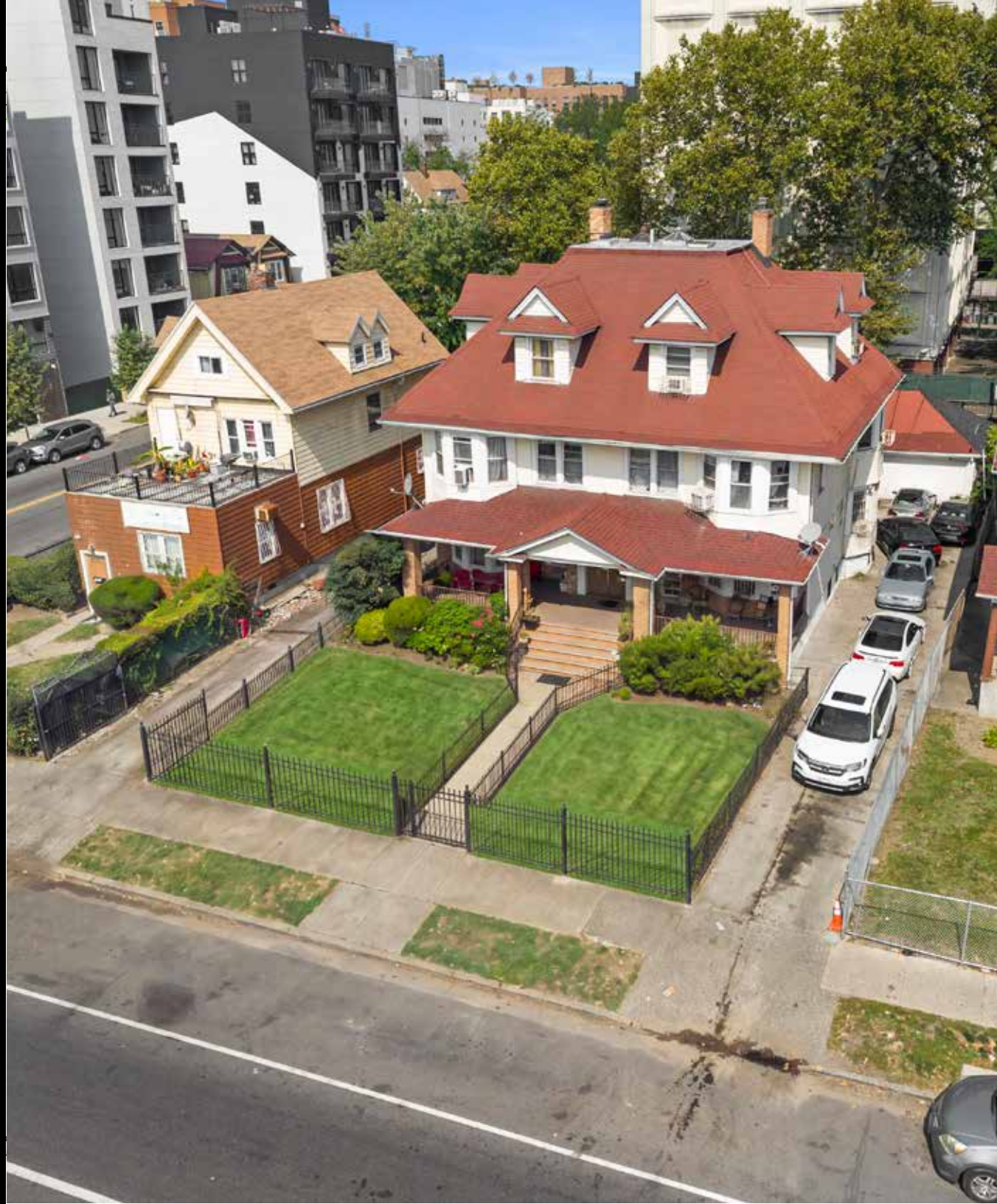
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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INVESTMENT PRICING

341-343 LINDEN BOULEVARD





OFFERING PRICE

\$5,800,000

INVESTMENT HIGHLIGHTS

75 ft x 117.5 ft
Lot Dimensions

~ 35,250
Total Buildable SF

\$164.5
Price/Buildable SF

~ 44,151
Total Buildable SF UAP

\$131
Price/Buildable SF UAP

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PROPERTY INFORMATION

341-343 LINDEN BOULEVARD



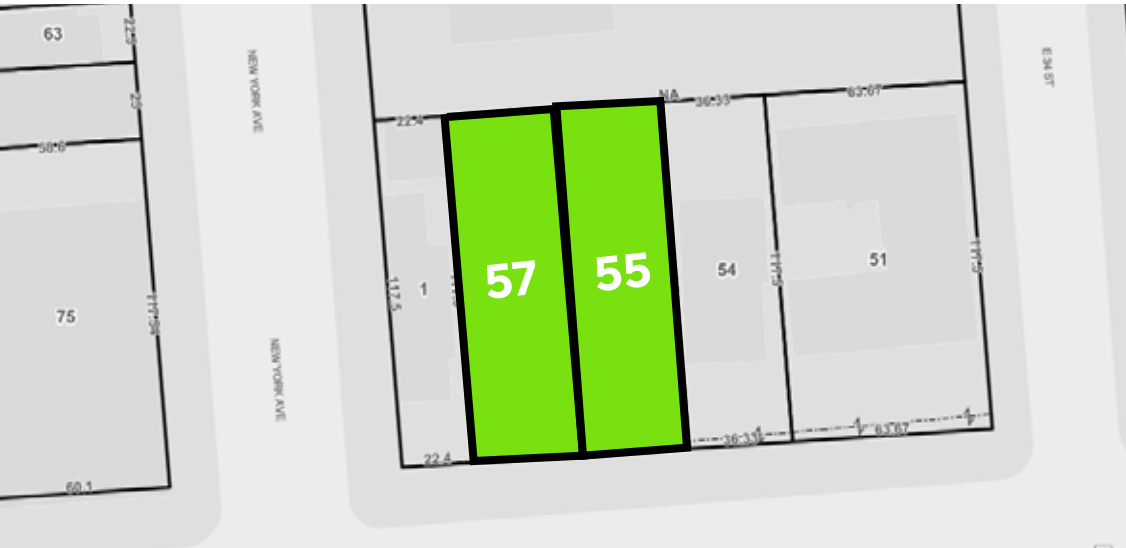
Investment Property Realty Group (IPRG) has been exclusively retained to market and sell 341-343 Linden Blvd, located in the Prospect Lefferts Gardens/Flatbush section of Brooklyn. The neighborhood has experienced significant residential development in recent years, with a growing pipeline of new projects ranging from mid-rise rental and condominium buildings to larger mixed-use developments. Recent and ongoing projects include new developments along Linden Boulevard, New York Avenue, Flatbush Avenue, and surrounding corridors, reflecting continued investment and housing growth in the area.

The property offers the opportunity to develop up to 52 residential units as-of-right, with the potential for up to 65 units utilizing the Universal Affordability Preference (UAP).

BUILDING INFORMATION

BLOCK & LOT:	04854-0057, 0055
NEIGHBORHOOD:	Prospect Lefferts Gardens
CROSS STREETS:	New York Avenue & East 34th Street
LOT DIMENSIONS:	75 ft x 117.5 ft
LOT SF:	~8,812.5
TOTAL BUILDABLE SF:	~ 35,250
TOTAL BUILDABLE SF UAP:	44,151
ZONING:	R7-1 Wide Street
FAR:	4 or 5.01 UAP
TAX CLASS / ANNUAL TAXES:	Class 1 / \$8,058

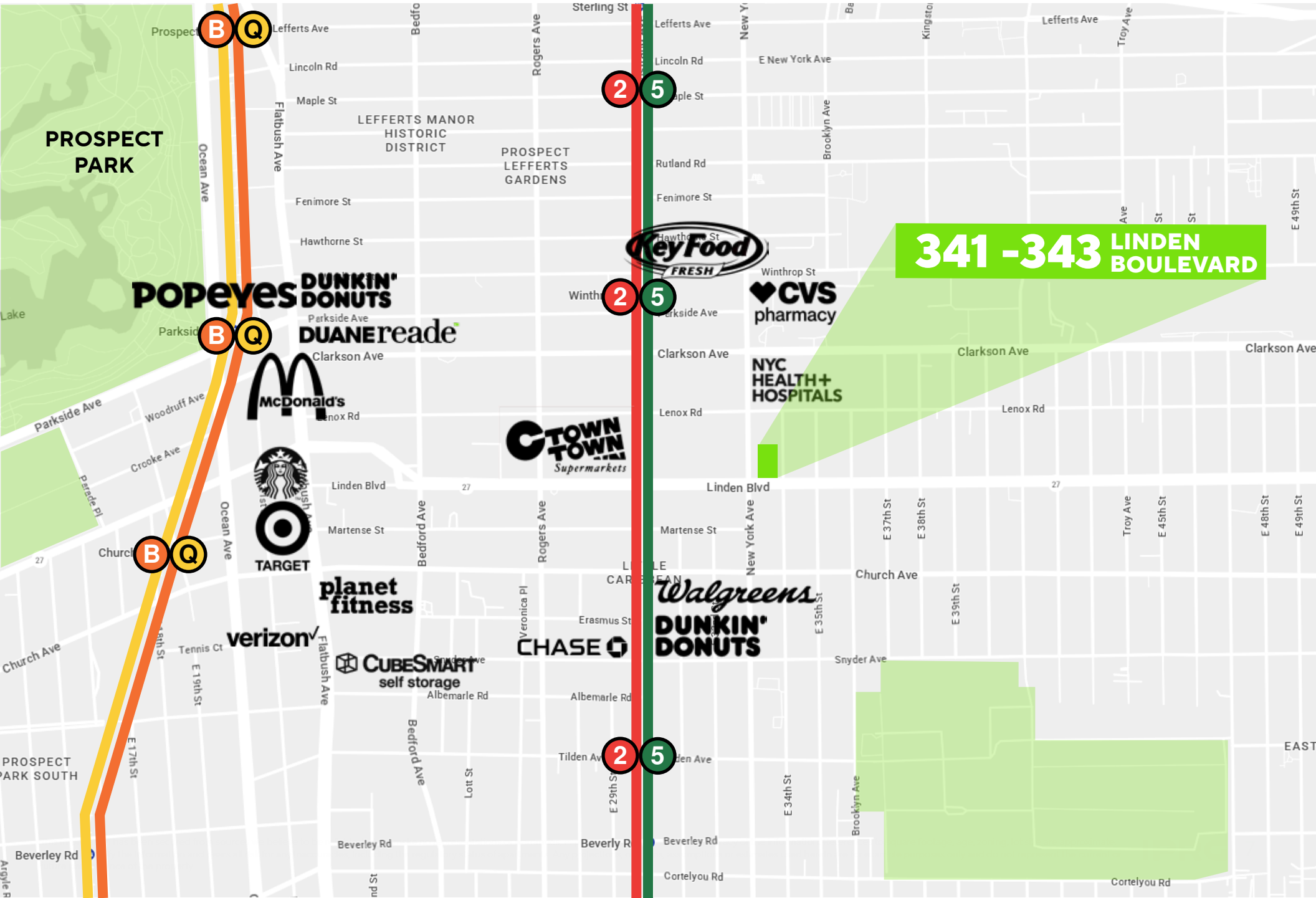
TAX MAP



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DEVELOPMENT OPPORTUNITY IN PROSPECT LEFFERTS GARDENS **FOR SALE**

PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS





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