

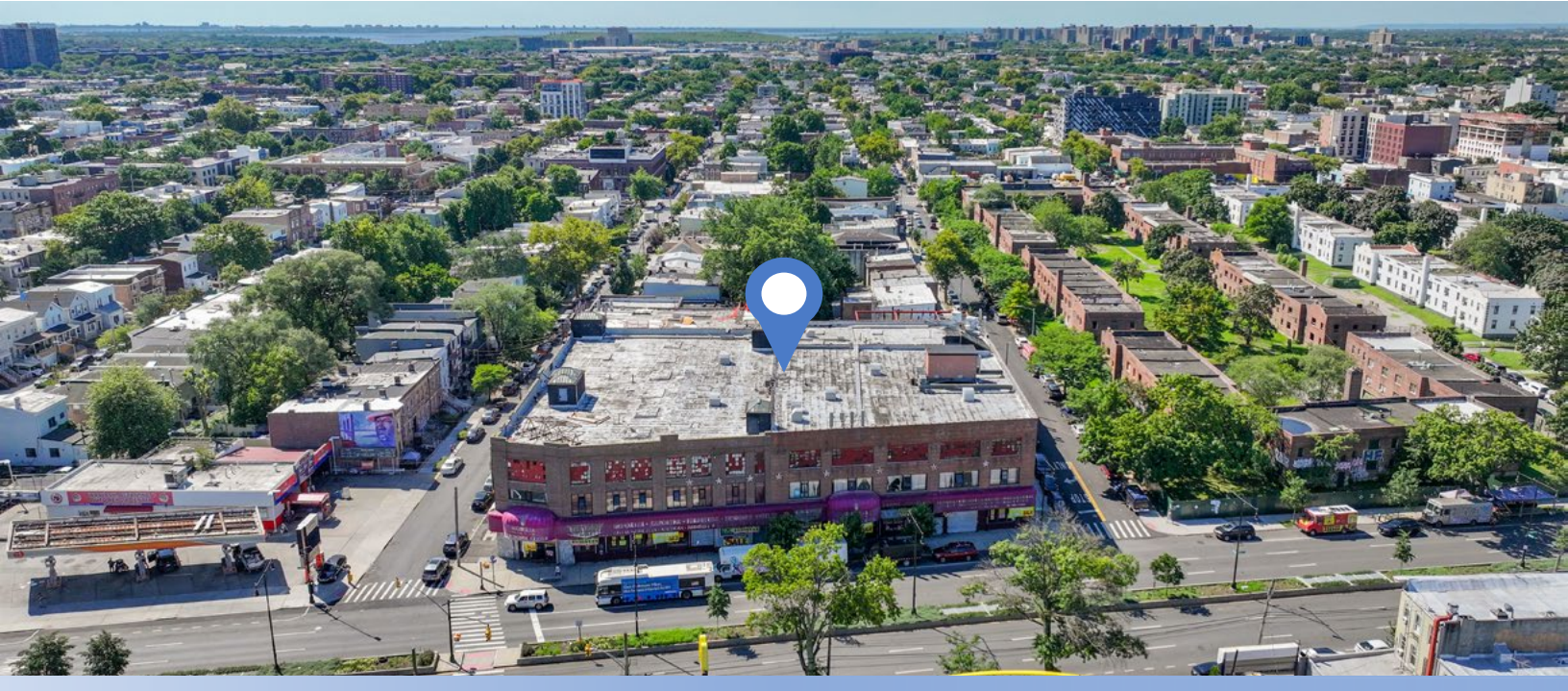
MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



Development Opportunity

3144-3156 Atlantic Avenue
BROOKLYN, NY 11208

CONCEPTUAL RENDERING



Opportunity



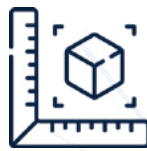
\$18,000,000 (\$88/Max BSF | \$230/Existing SF)

ASKING PRICE



184,594 BSF

BASE IH DEV. POTENTIAL



204,594 BSF

DEV POTENTIAL | W/ FRESH



7.20

BASE FAR



+20,000 BSF

ELIGIBLE FOR FRESH BONUS



C4-4D / R8A

ZONING



462.5 Feet

WRAPAROUND FRONTAGE



78,137

EXISTING SQUARE FOOTAGE



Vacant

BUILDING STATUS





Investment Highlights

- Asking Price is \$18,000,000 or \$88 per Max FAR / \$230 per Existing SF
- 462.5' of wraparound frontage, with 202' of corner-to-corner frontage on Atlantic Avenue
- 25,638 SF lot with a 78,137 SF vacant 3-story commercial building
- C4-4D zoning with an R8A Equivalence in a Mandatory Inclusionary Zone
- 7.2 FAR (184,594 IH BSF) with Fresh Bonus (20,000 BSF), offers 204,594 total IH BSF
- Transit Zone and Use Groups 1,2,5,6,8,9,10,12
- 1 Block to J/Z Train at Norwood Avenue
- Surrounded by National Retailers and a 10-minute drive to Resorts World Casino
- Direct Access to Belt Parkway and under 15-minute drive to JFK



CLICK HERE TO VIEW DATA ROOM



Tax Map





NEIGHBORHOOD OVERVIEW

CYPRESS HILLS, BROOKLYN

Cypress Hills is a vibrant and historically rich neighborhood in eastern Brooklyn, characterized by its tree-lined streets and diverse community. Originally inhabited by the Canarsee Native Americans, it evolved from farmland during the Dutch colonial period to a bustling urban area in the 19th century, attracting German and Irish immigrants alongside a significant African American population. The neighborhood features a mix of historic architecture, including brownstones and row houses, and offers a variety of local businesses, cafes, and ethnic restaurants primarily along Fulton Street. Well-connected by the J-Z subway line, Cypress Hills also boasts notable landmarks such as the Cypress Hills National Cemetery and Highland Park, making it a unique blend of residential charm and cultural vibrancy that continues to evolve today.

LANDMARKS & POINTS OF INTEREST

- **Cypress Hills National Cemetery:** Established in 1862, this historic cemetery is the only national cemetery in New York City, serving as the final resting place for over 21,000 veterans and civilians, including many Civil War soldiers
- **Highland Park:** A large green space covering 190 acres, Highland Park offers hiking trails, sports fields, and scenic views of the surrounding area, providing a recreational escape for residents and visitors alike
- **Court Street:** A bustling thoroughfare lined with local shops, restaurants, and cafes, perfect for exploring and dining
- **Ridgewood Reservoir:** Located adjacent to Cypress Hills, this former water supply reservoir is now a natural habitat with walking paths and wildlife observation opportunities, promoting outdoor activities and environmental awareness
- **Cobble Hill Historic District:** Designated by the New York City Landmarks Preservation Commission, featuring well-preserved architecture from the 19th century
- **Cultural Institutions:** The neighborhood is home to several notable cultural sites, including the Brooklyn Children's Museum Annex and the Ridgewood Reservoir Education and Preservation Project, which offer educational programs and community events

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

3144-3156 Atlantic Avenue BROOKLYN, NY 11208



EXCLUSIVELY LISTED BY:



DJ JOHNSTON
Executive Vice President
dj.johnston@matthews.com
Dir: 718.701.5367



BRYAN KIRK
Associate Vice President
bryan.kirk@matthews.com
Dir: 646.868.0045



JERMAINE PUGH
Associate Vice President
jermaine.pugh@matthews.com
Dir: 718.701.5129



BOBBY LAWRENCE
Associate Vice President
bobby.lawrence@matthews.com
Dir: 718.554.0337



HENRY HILL
Senior Associate
henry.hill@matthews.com
Dir: 718.874.8539

CORY ROSENTHAL
Broker of Record
Lic No. 10991237833