

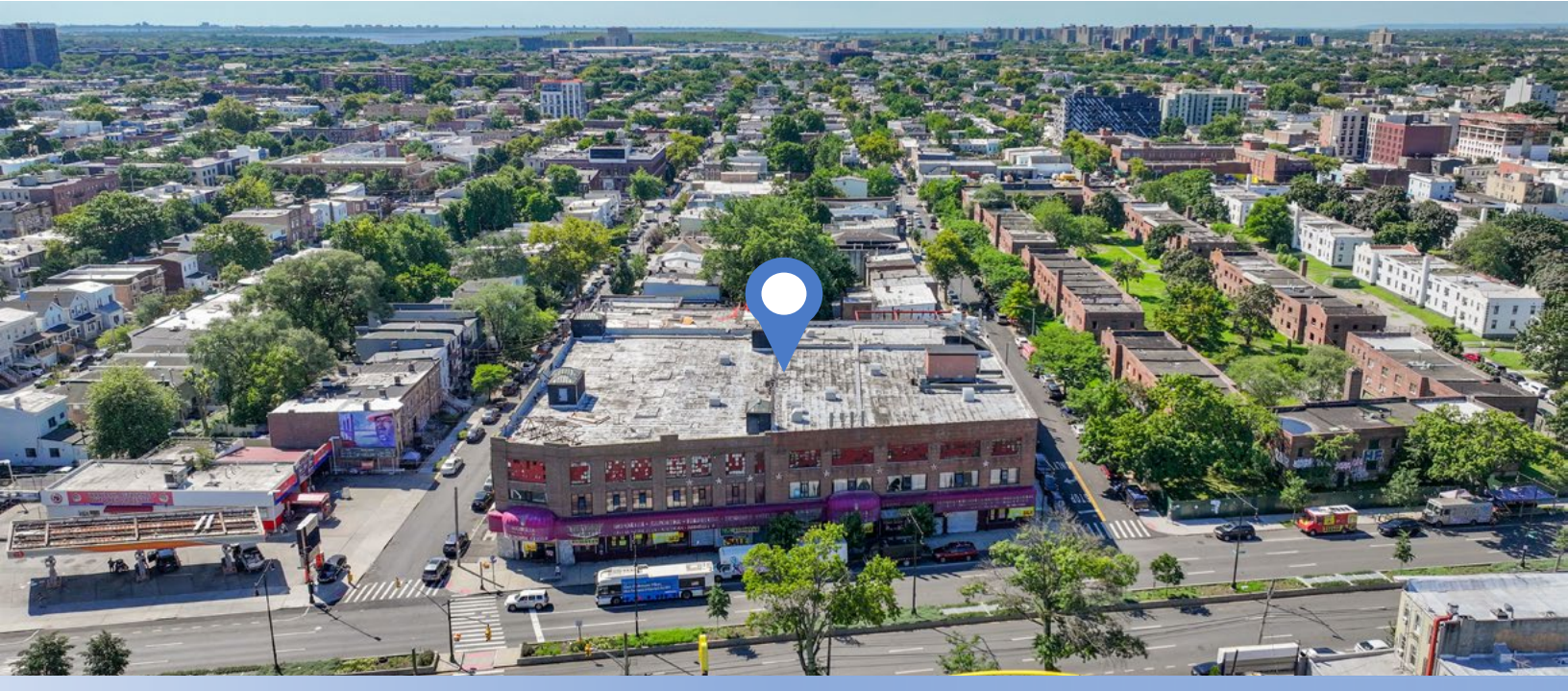
MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



Development Opportunity

3144-3156 Atlantic Avenue
BROOKLYN, NY 11208

CONCEPTUAL RENDERING



Opportunity



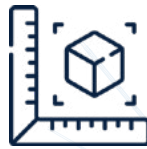
\$18,000,000 (\$88/Max BSF | \$230/Existing SF)

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

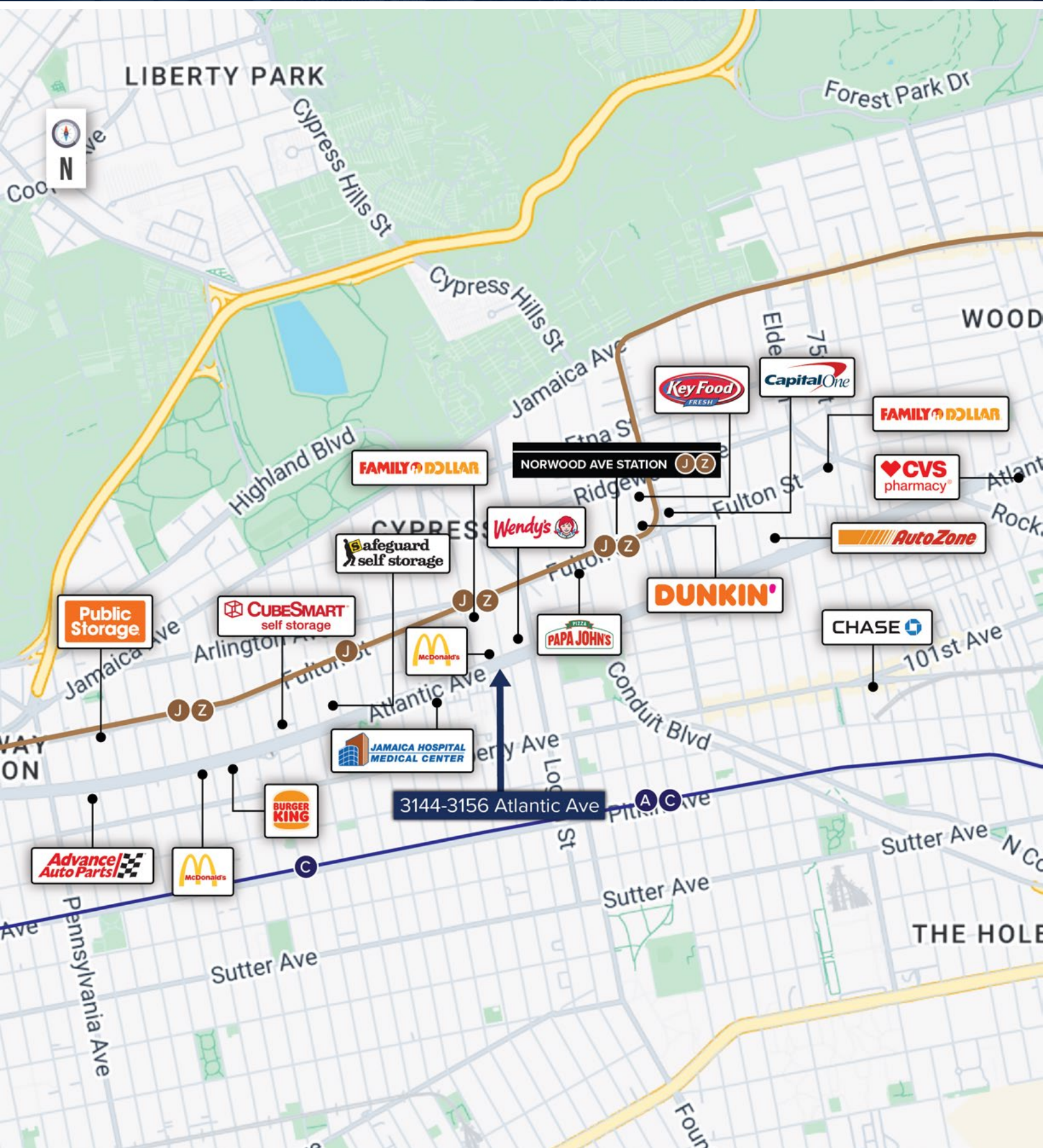
- Asking Price is \$18,000,000 or \$88 per Max FAR / \$230 per Existing SF
- 462.5' of wraparound frontage, with 202' of corner-to-corner frontage on Atlantic Avenue
- 25,638 SF lot with a 78,137 SF vacant 3-story commercial building
- C4-4D zoning with an R8A Equivalence in a Mandatory Inclusionary 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

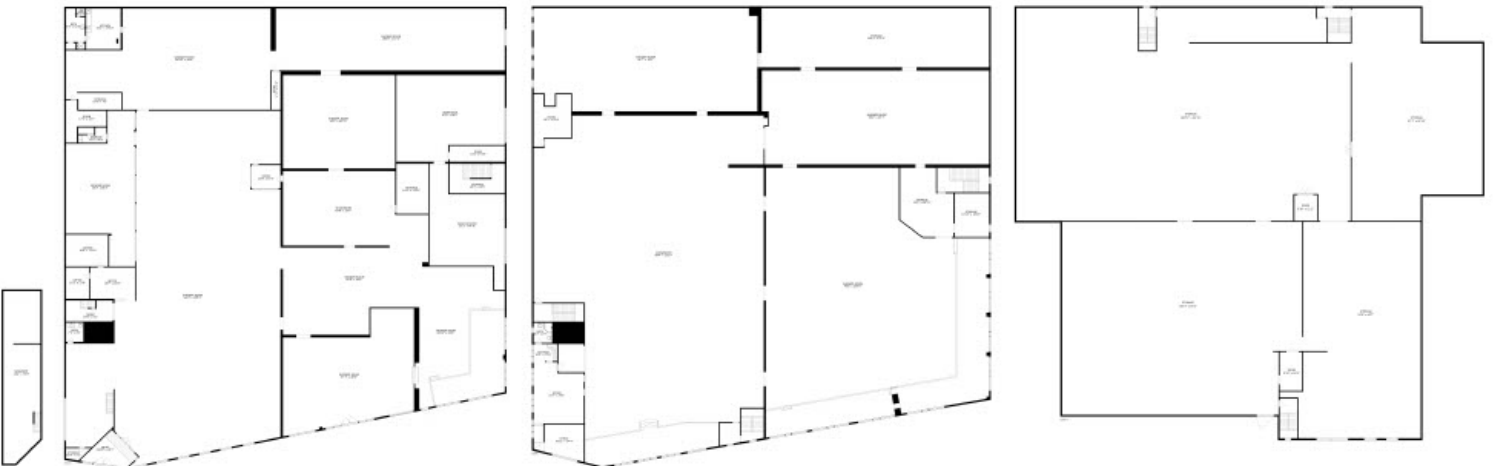
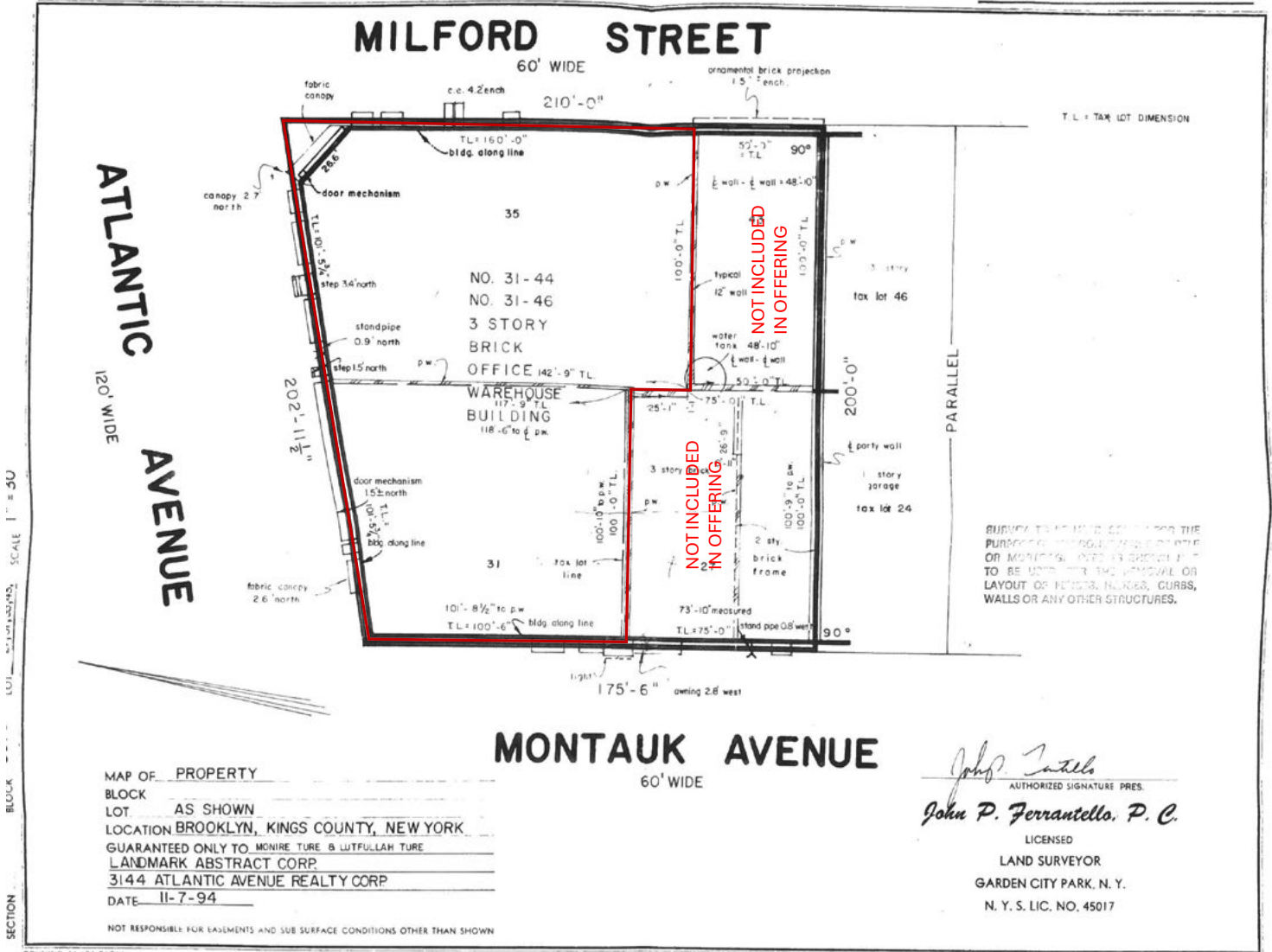


Transportation & Maps



Floor Plans

TITLE NO. LM-94-9422 K



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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3144-3156 Atlantic Avenue, Brooklyn, NY** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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.

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