



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



East Flatbush 421A Development Site For Sale

10 Units • 8,100 BSF • Offered at **\$1,400,000**

897 New York Ave • East Flatbush • Brooklyn, NY

Shlomi Bagdadi
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Property Overview

Tri State Commercial Realty is pleased to present exclusively for sale, 897 New York Avenue. Located between Church Avenue and Linden Blvd, this corridor has been one of the hottest blocks for the neighborhood's new developments. This site offers 421A and approved plans in place for 10 residential units across 4.5 stories.

**8,100 BSF**

Buildable SF

**2,700 SF**

Lot Size

**10**

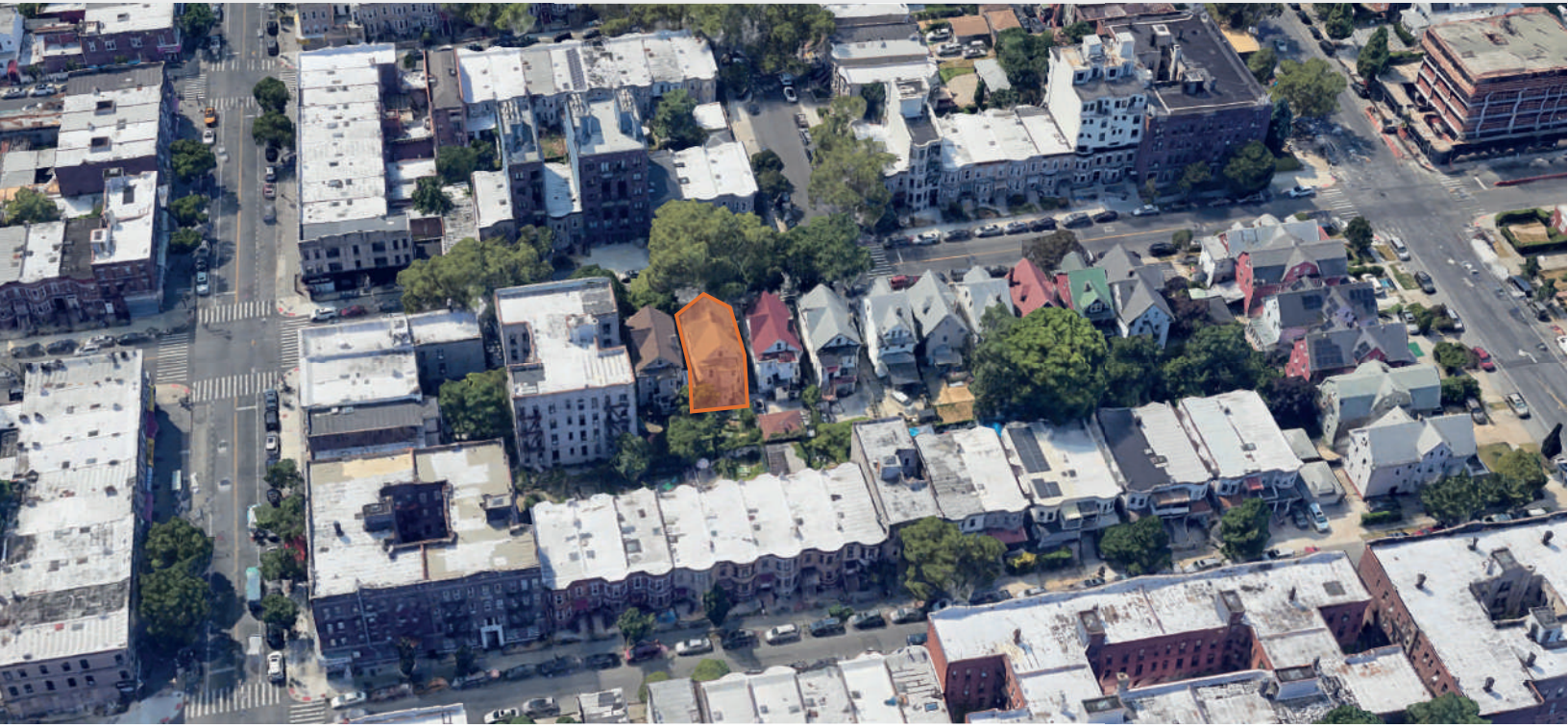
Units

**\$172.84**

PBSF

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Lot Size	27' x 100'
Buildable SF (Approx.)	8,100 SF
Proposed residential Units	10
Zoning	R6
Max. Allowable Residential FAR	3 (wide street)

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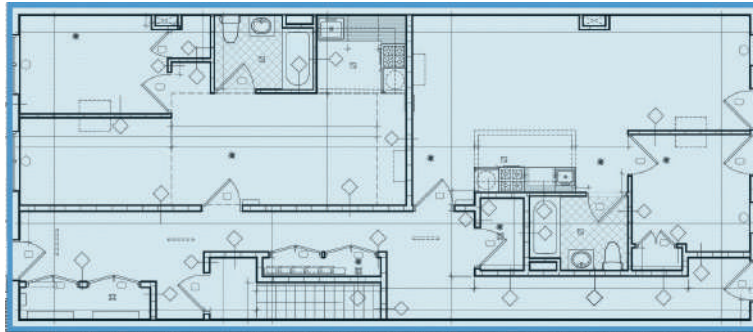
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Rent Roll Breakdown

Unit #	Free Market	Unit type	Base Rent	
			Per Mo.	Per Yr.
1A	YES	1 BED/1BATH	\$2,800	\$33,600
1B	YES	1 BED/1BATH	\$3,000	\$36,000
2A	YES	2 BED 2 BATH	\$3,750	\$45,000
2B	YES	2 BED 1 BATH	\$3,300	\$39,600
3A	YES	2 BED 2 BATH	\$3,750	\$45,000
3B	NO	2 BED 1 BATH	\$3,300	\$39,600
4A	YES	1 BED/1BATH	\$2,800	\$33,600
4B	NO	1 BED/1BATH	\$2,700	\$32,400
4C	YES	1 BED/1BATH	\$2,700	\$32,400
5A	YES	1 BED/1BATH	\$2,900	\$34,800
Totals			\$31,000	\$372,000

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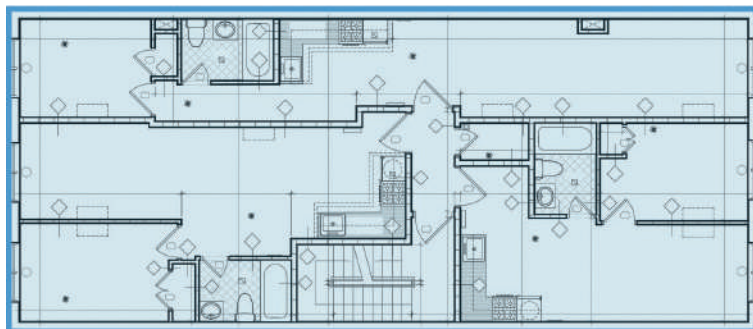
\$1,400,000



1st Floor



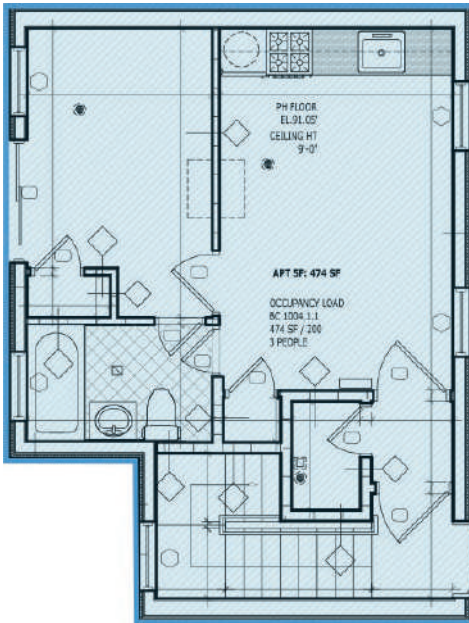
2nd & 3rd Floor



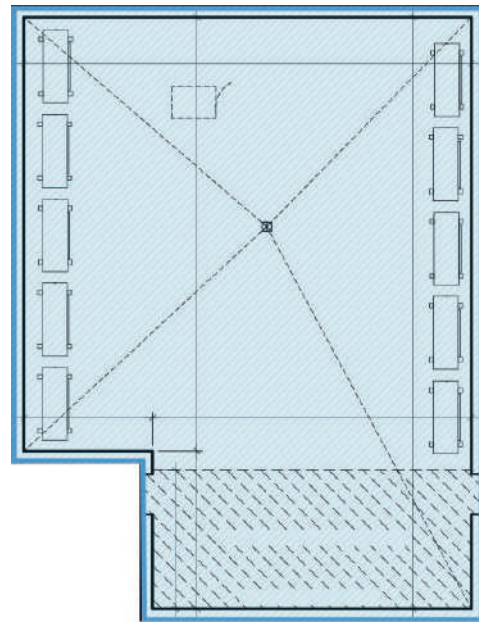
4th Floor

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Penthouse



Roof

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
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Total Population	11,558	37,963	180,441
Average Age	35.3	36.5	36.5
Average Age (Male)	33.7	34.0	34.9
Average Age (Female)	36.7	39.7	39.0

**180,441**

People within 1 mile

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
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Total Households	5,066	16,776	77,254
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$69,359	\$65,833	\$72,896
Average House Value	\$325,986	\$378,191	\$441,054

**\$72,896**

Avg Household income

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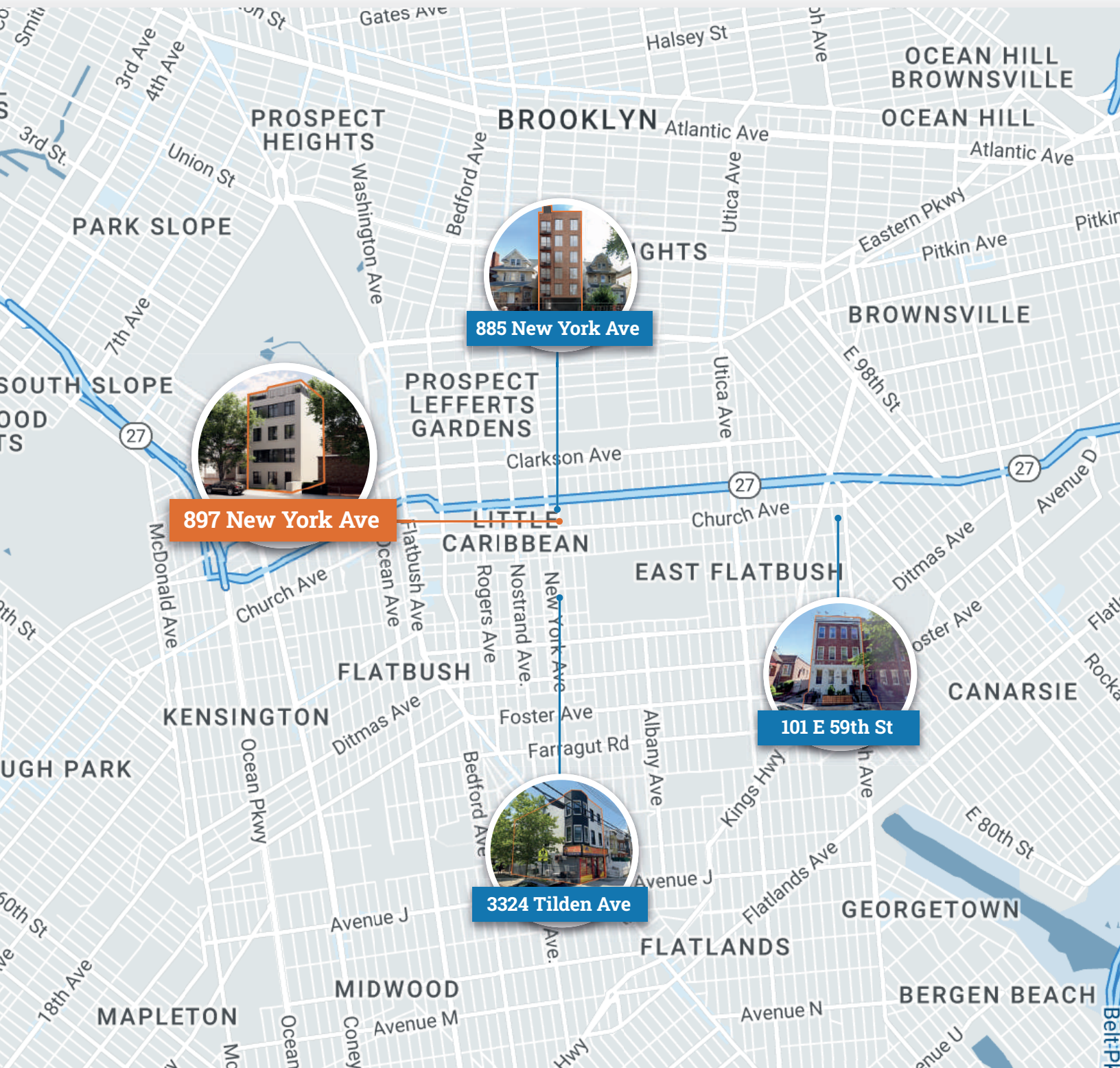
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Nearby Properties for Sale

897 New York Avenue, Brooklyn, NY



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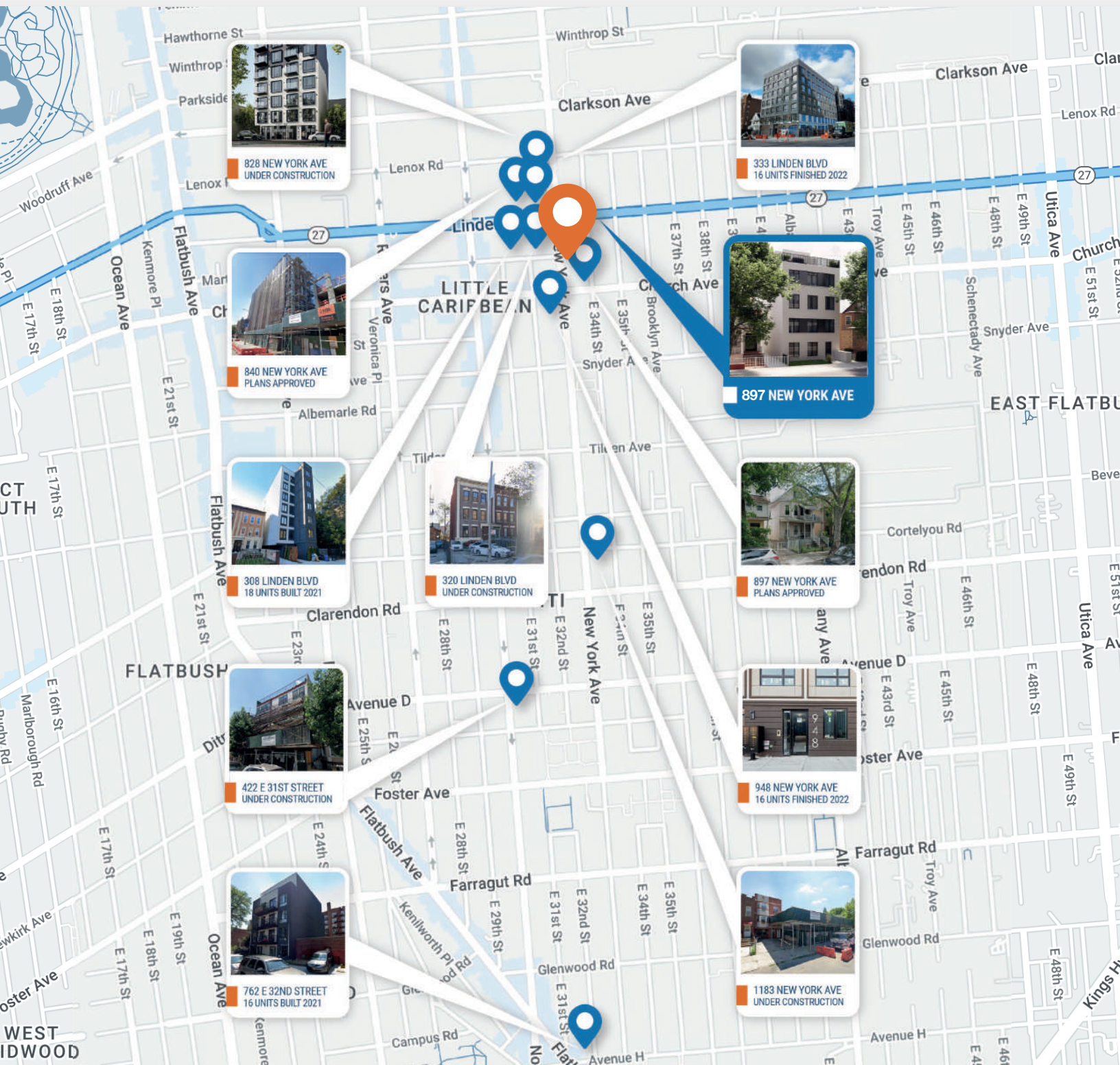
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Development Map

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