

33' WIDE DEVELOPMENT SITE FOR SALE  
OPPORTUNITY ZONE  
**PRIME DEVELOPMENT OPPORTUNITY**  
193-195 ROCKAWAY AVENUE  
BROOKLYN, NEW YORK

- Location: East side of Rockaway Avenue between Atlantic Avenue and Pacific Street
- Block: 1435
- Lots: 1, 2
- Lot Size: 33' x 100'
- Zoning: R6 (2.43) Height Limit 65'
- Buildable Sq. Ft: 7,292
- Taxes: (23/24) \$9,011.32

**Description:**

A 33' wide development site off Atlantic Avenue which is allowed to be developed into a 7,292 square foot building. The new building can have a mixture of studios, one and two bedroom apartments. The new property can also be a mixed-use building with stores on the ground floor and apartments above. The original commercial space can be grand fathered into the new building.

Ocean Hill is experiencing a lot of development in the town house and ground up development market. There will be a lot of demand for the site because of its size and proximity to the C train which is two blocks away. The area has fine retail stores and is within 30 minutes to the city.

Potentially, it can be a six story building with 1215 Sq.Ft each floor with 10ft high, with two two-bedroom apartments in each floor, in total 10 two-bedroom apartments with a 1215 sq.ft store on the ground floor.

ASKING PRICE: \$1,650,000  
OR \$226.00 PER BUILDABLE SQUARE FOOT