

600–610 Clarkson Avenue, Brooklyn, NY 11203

Prime Corner Lot | Unlimited Development Potential | East Flatbush

EXECUTIVE SUMMARY

Unlock the potential of **600–610 Clarkson Avenue**—a **corner lot spanning 92 x 100 sq ft** in the heart of **East Flatbush, Brooklyn**.

Currently improved with a **3,000 sq ft one-story commercial building (Auto Body/Repair)**, this site offers **exceptional development or value-add opportunities** in a **high-demand, transit-rich neighborhood**.

Positioned just steps from **Kings County Hospital** and **SUNY Downstate Medical Center**, the property is ideally suited for **mixed-use, medical, or retail development**.

Whether you're an **owner-user** or an **investor**, this property represents a rare chance to build or reposition a corner asset in one of Brooklyn's fastest-growing communities.

PROPERTY HIGHLIGHTS

- **Corner Lot:** 92 ft x 100 ft (approx. 9,200 sq ft)
 - **Zoning:** R5 – Medium-density district (max. height 40 ft)
 - **Existing Building:** 3,000 sq ft, one story, built 1931
 - **Building Class:** G2 – Auto Body/Repair
 - **Taxes:** \$23,896/year
 - **Maximum Residential Buildable Sq Ft:** 11,514
 - **Buildable Sq Ft (As of Right):** 8,514
 - **Sale Type:** Investment or Owner-User
 - **Property Type:** Commercial Land
 - **Lot Count:** 1
 - **Cross Street:** Albany Avenue
 - **Lot Size:** 0.22 Acres
 - **Price:** \$2,999,999
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INVESTMENT HIGHLIGHTS

- **Unlimited Buildable Potential** – ideal for mixed-use, medical, or retail redevelopment
- **Prime Corner Exposure** – high visibility at Clarkson Ave & Albany Ave
- **Proximity to Major Institutions** – steps from Kings County & SUNY Downstate hospitals

- **Transit Accessibility** – near 2/5 subway lines, B12 bus, and major Brooklyn thoroughfares
 - **Thriving East Flatbush Location** – strong neighborhood growth, increasing residential demand
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AREA OVERVIEW

East Flatbush is a vibrant, rapidly developing Brooklyn neighborhood offering convenient access to Manhattan and surrounding boroughs.

Anchored by two major medical centers and a growing mix of retail and residential projects, the area continues to attract investors, healthcare operators, and developers seeking long-term stability and growth potential.

MAP & LOCATION

Address: 600–610 Clarkson Avenue, Brooklyn, NY 11203

Cross Street: Albany Avenue

Neighborhood: East Flatbush