

Brown Harris Stevens, Commercial Real Estate LLC

OFFERING MEMORANDUM

PRIME DEVELOPMENT SITE

8402-8420 New Utrecht Avenue
Brooklyn, New York 11214

For Further Information and Inspection Contact

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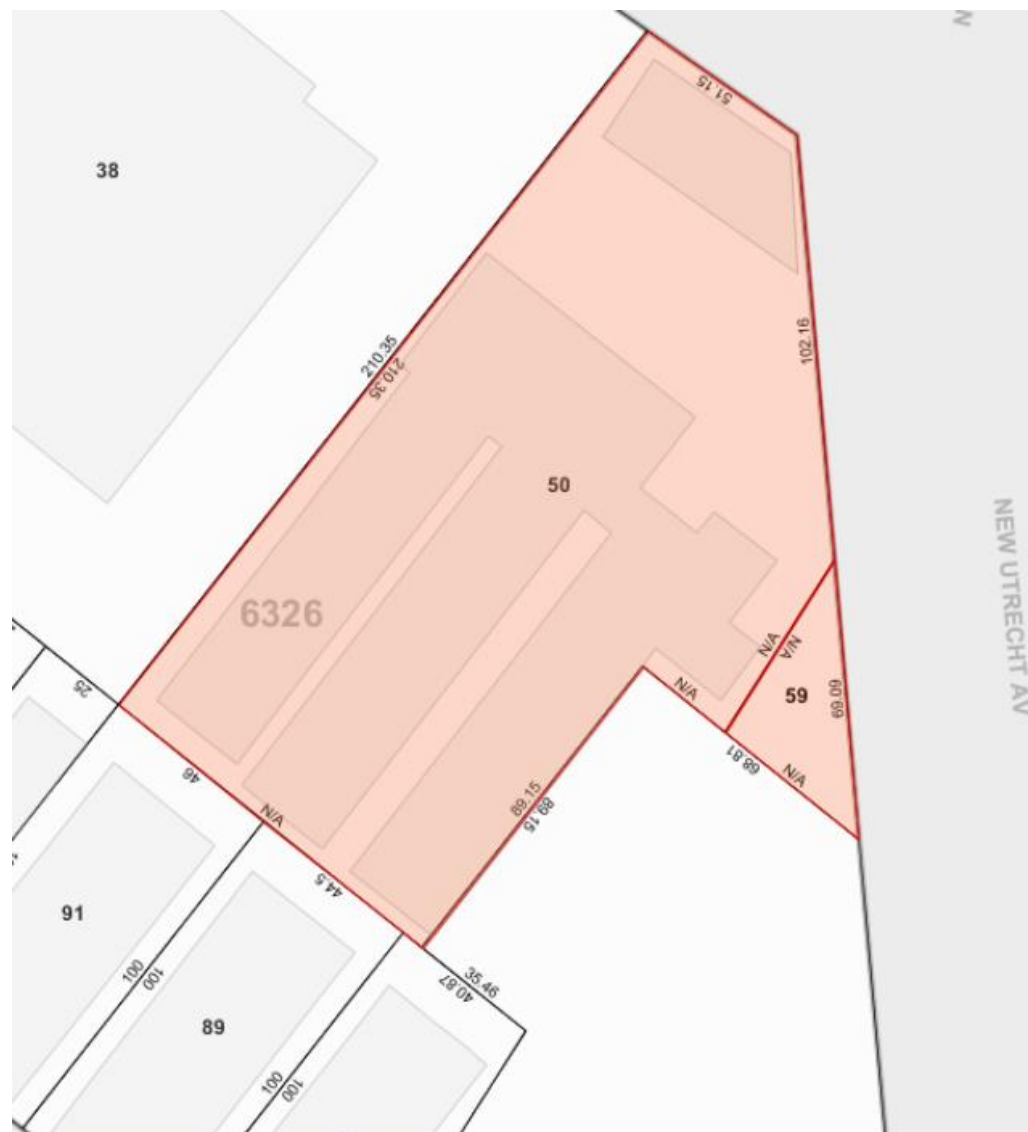
The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

8402-8420 New Utrecht Ave, Brooklyn, N.Y. 11214

Located on the southwest corner of New Utrecht Avenue & 84th Street. The subject property consists of a 2-story mixed-use building containing one store and one apartment, a 950 sq. ft. garage, and an additional 21,638 sq. ft. of land currently occupied by a flower nursery.

Block 6326 Lots 50 & 59

Plot Size:	21,638 square feet
Real Estate Taxes:	Lot 50 – \$8,600.00 (2023-2024) Lot 59 - \$95.81 (2023-2024)
Development Scenarios:	Can Build approximately: 79,000 ± SF of Community Facility or Mixed-Use Residential, including parking
Rental Rate:	Upon Request Long Term Ground Lease



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ZONING

Lot 50: R5 residential district – Allows Residential, Community Facility Use

Maximum FAR: Residential – 1.25, Community Facility Use – 2.0*

(With a deep front yard and wide side yard there's a bonus that equates to 2.4*maximum)

Lot 59: C2-2 Overlay in R5 Residential District – Allows Residential, Commercial Community Facility Use

Maximum FAR: Residential – 1.25, Commercial – 1.0, Community Facility Use – 2.0*

(With a deep front yard and wide side yard there's a bonus that equates to 2.4* maximum)

Parking requirement depends on number of residential units and square footage of community facility portion

Community Facility FAR Per Zoning Analysis by NSC Architecture P.C.

Zoning	Lot 50	Lot 59	Totals	
	R5	R5/C2-2	R5/C2-2	
Commercial FAR (As-of-Right)	-	1.00	1.00	
Residential FAR (As-of-Right)	1.25	1.25	1.25	
Community Facility FAR (As-of-Right)	2.0	2.0	2.0	
Deep Front Yard & Wide Side Yard Bonus	2.4	2.4	2.4	
Lot Square Feet:	20,446	1,192	21,638	
Total Buildable SF (Commercial):	0	1,192	1,192	(SF approx.)
Total Buildable SF (Residential):	25,557	1,490	27,047	(SF approx.)
Total Buildable SF (Community Facility):	40,892	2,384	43,276	(SF approx.)

- **With a deep front yard and wide side yard there's a bonus that equates to 2.4* - 51,931 SF)**
- **Parking requirement is 1 car per 500 SF based on 51,931 SF = 104 cars required**

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8402-8420 New Utrecht Ave, Brooklyn, N.Y. 11214 Transportation Map



8402-8420 New Utrecht Avenue

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Property Photos

**Brown
Harris
Stevens** **Bold
Honest
Smart**



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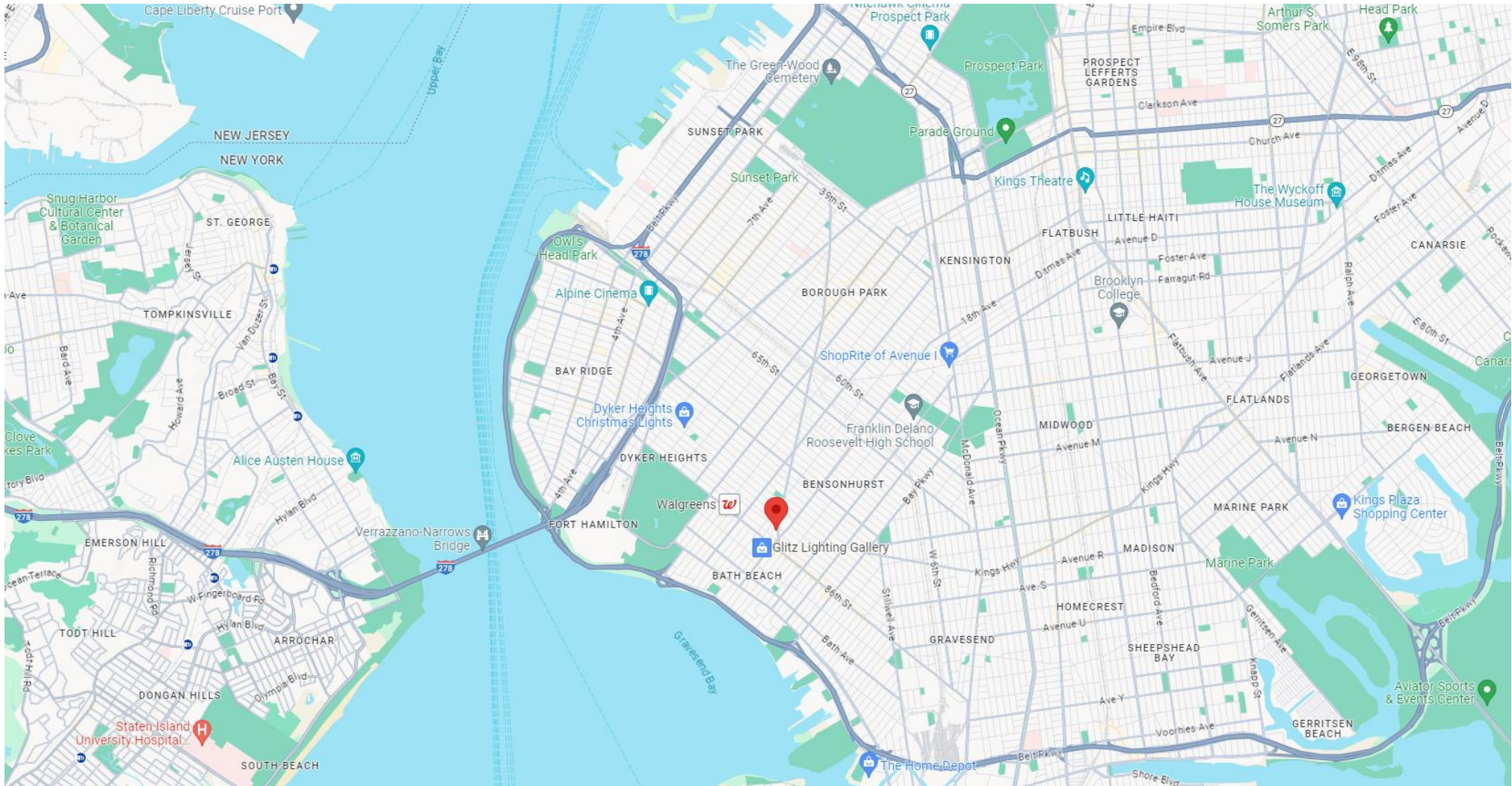
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Aerial View



8402-8420 New Utrecht Ave, Brooklyn, N.Y. 11214

Property Location



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