

100 LENOX ROAD, BROOKLYN, NY, 11226  
PRIME DEVELOPMENT SITE WITH APPROVED PLANS | FOR SALE



Proposed Rendering

22,000

Approximate Buildable SF

R7A

Zoning (FAR)

44' X 125'

Lot Size

Ariel Property Advisors is pleased to present one of the largest remaining development opportunities in close proximity to Prospect Park : 100 Lenox Road. The site spans 44' of frontage of Lenox Road and 125' of frontage on Bedford Avenue. The corner development site is located blocks from Prospect Park in a sought-after section of Flatbush. The property will be delivered with approved building plans – please inquire for more details. The current plans call for a seven-story , thirty-one (31) unit apartment building with condo finishes and amenity space.

This site rests in an R7-A Zoning district, providing 22,000 buildable square feet for a residential development. The recent passage of Affordable New York is driving much development in the immediate area due to the newly established Area Median Income requirements put forth by the legislation in concert with the 35 year tax abatement.

Located on the Flatbush and Prospect Leffters Garden border, the site will position buyers to take full advantage of an emerging neighborhood in Brooklyn. The immediate neighborhood is home to several new multifamily developments, most notably Hudson Companies' 170 unit, 165,000 square foot rental building on Clarkson Avenue. Condominiums in the vicinity are also achieving strong sellouts, with condo units along Bedford Avenue trading above \$800 per square foot.

The property will provide commuters with easy access to Midtown Manhattan with a short walk to the Q,2 and 5 train (35 minutes to Midtown). The subject property is steps from Prospect Park which provides a myriad of activities for prospective renters. Offering scale and a centralized, accessible location, 100 Lenox Road stands out as a premier Brooklyn development opportunity.

PROPERTY INFORMATION

Block / Lot	5083 / 50	
Lot Dimensions	44' x 125'	
Lot Area	5,500	Sq. Ft.
Zoning	R7A	
FAR	4.00	
Buildable Area	22,000	Sq. Ft.
Assessment (17/18)	\$22,856	
Real Estate Taxes (17/18)	\$4,569	

ASKING PRICE: \$4,850,000

FOR MORE INFORMATION PLEASE CONTACT OUR EXCLUSIVE SALES AGENTS AT 212.544.9500 / [arielpa.nyc](http://arielpa.nyc)

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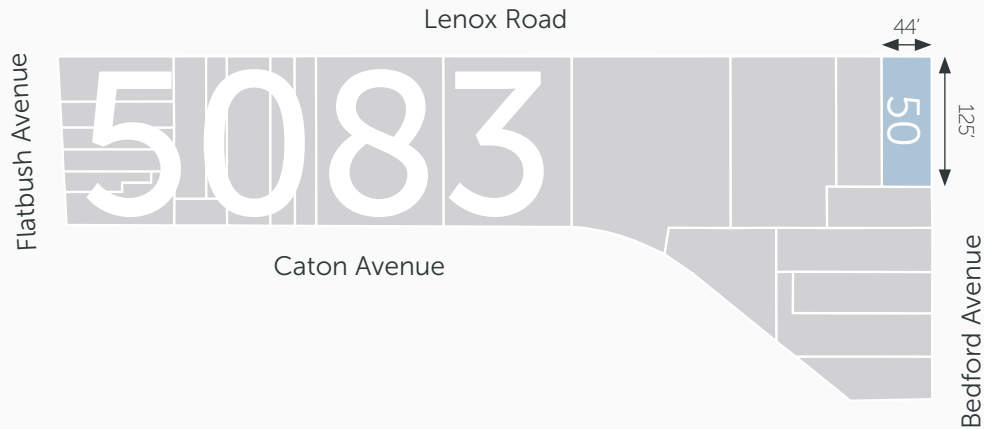
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3D MAP / TAX MAP

Northeast corner of Lenox Road and Bedford Avenue



LOCATION MAP



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