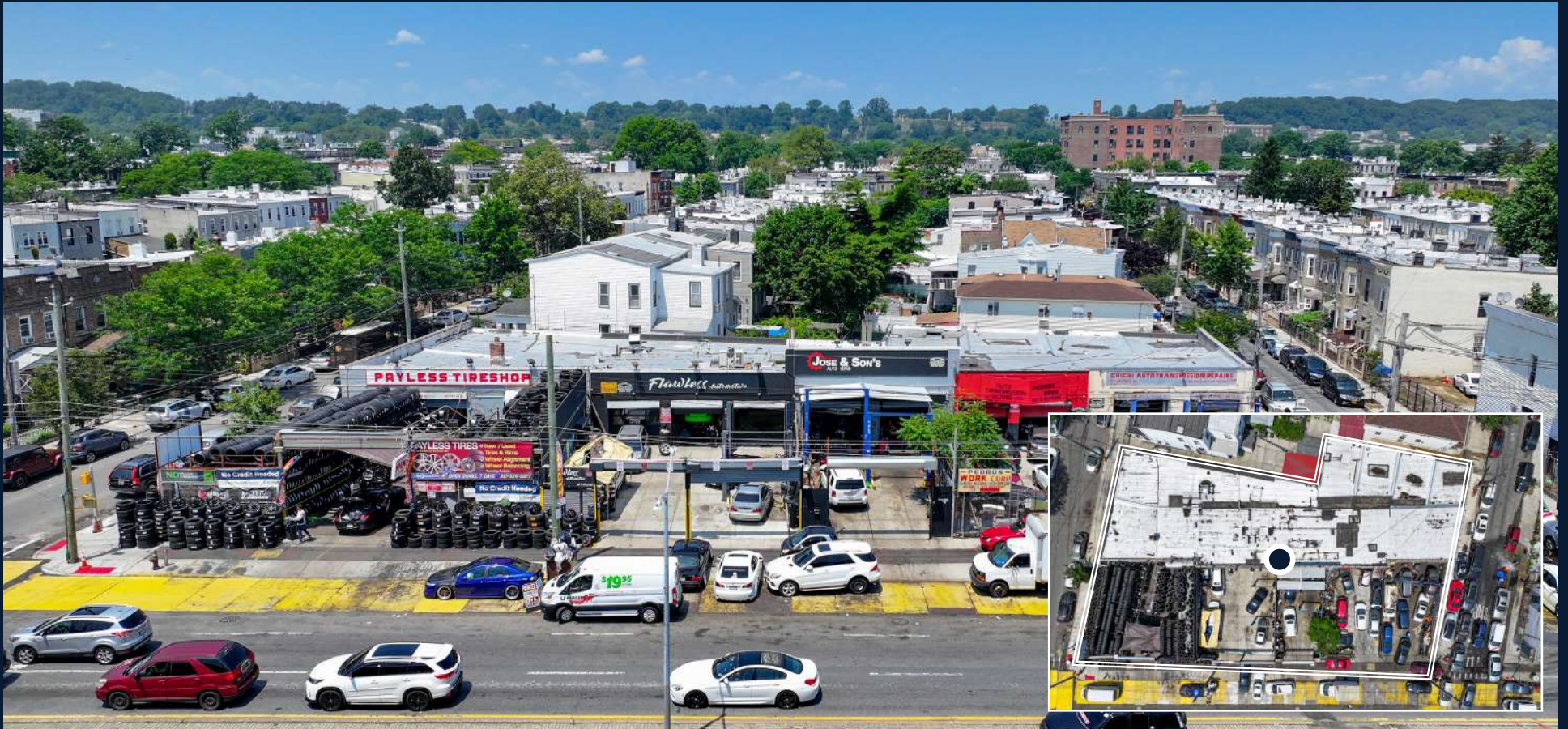


**FOR SALE**  
**SUBMIT ALL PROPOSALS**

# 3443 ATLANTIC AVENUE

Brooklyn, NY 11208



**MIXED-USE DEVELOPMENT SITE WITH ~83,000 BUILDABLE SF**  
**BLOCKFRONT LOT WITH ~390' OF LINEAR FRONTAGE**

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

#1

### Mixed-Use Development Site with 82,800 Buildable SF

Located in a Mandatory  
Inclusionary Housing area.

#2

Currently operated as a tire shop  
which can be **delivered vacant**.  
Seller is willing to master lease the  
property at \$380k/Annum for up to  
three years.

#3

### Blockfront Lot with ~390' of Linear Frontage

Highly visible location with  
~26,000 AADT between Conduit  
Blvd & Rockaway Blvd.

#4

### Convenient for Transportation & Commute

Walking distance to the J & Z  
subway lines at Crescent St (Fulton  
St) station & the A subway at the  
Grant Ave (Pitkin Ave) station.

#5

### Clean Environmental Report

With a 'No Further Action Letter'  
from NYS-DEC.



# PROPERTY OVERVIEW



## PROPERTY SUMMARY

### THE OFFERING

Address	3443 Atlantic Avenue, Brooklyn, NY 11208
Location	North side of Atlantic Avenue between Autumn Avenue & Lincoln Avenue
Block	4149
Lot	50

### PROPERTY INFORMATION

Combined Lot SF	18,005 SF (approx.)
Lot Dimensions	177' x 101'
Existing Building SF	10,000 SF (approx.)
Building Dimensions	50' x 20' (approx.)

### ZONING INFORMATION

Zoning	R7A/C2-4
FAR (w/ MIH Bonus)	4.60
Buildable SF (w/ MIH Bonus)	82,823 BSF (approx.)

### NYC TAX INFORMATION

Assessment (23/24)	\$381,600
Tax Rate	10.646%
Taxes (23/24)	\$40,625
Tax Class	4

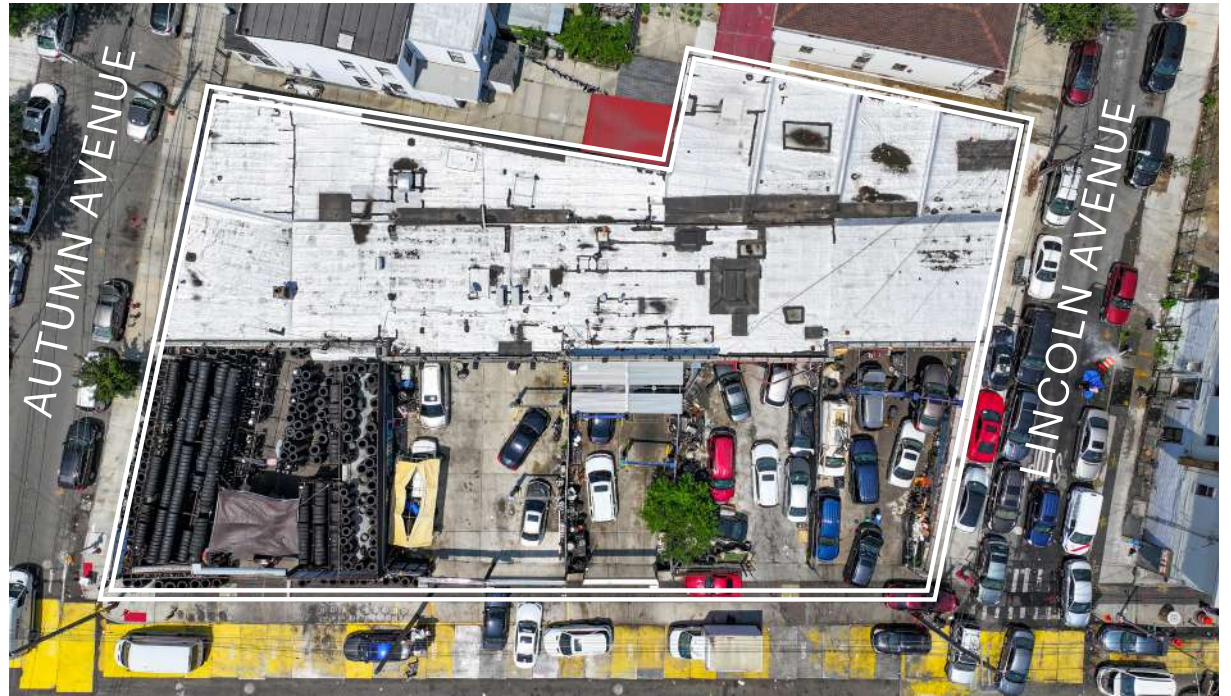
**3443 ATLANTIC AVENUE  
FOR SALE**

# AREA MAP



3443 ATLANTIC AVENUE  
FOR SALE

# PROPERTY PHOTOS



# CONTACT EXCLUSIVE AGENTS

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