

FULLY RENOVATED FREE-MARKET MIXED-USE  
BUILDING WITH AVAILABLE AIR RIGHTS

AVAILABLE FOR SALE  
ASKING PRICE \$2,600,000

1389

# FLATBUSH AVENUE

Flatbush, Brooklyn 11210 | New York



**1389 FLATBUSH AVENUE  
FOR SALE**

## INVESTMENT HIGHLIGHTS

**3,960 GSF (above grade)**

**1,100 GSF (below grade)**

Building size

**2 Free Market Residential Units,  
1 Commercial Unit**

**8,740 ZFA Development Rights  
4,780 ZFA Available Air Rights**

**1,900 SF**

Lot Size (20' x 98.5' irregular)

**R7A / C2-4**

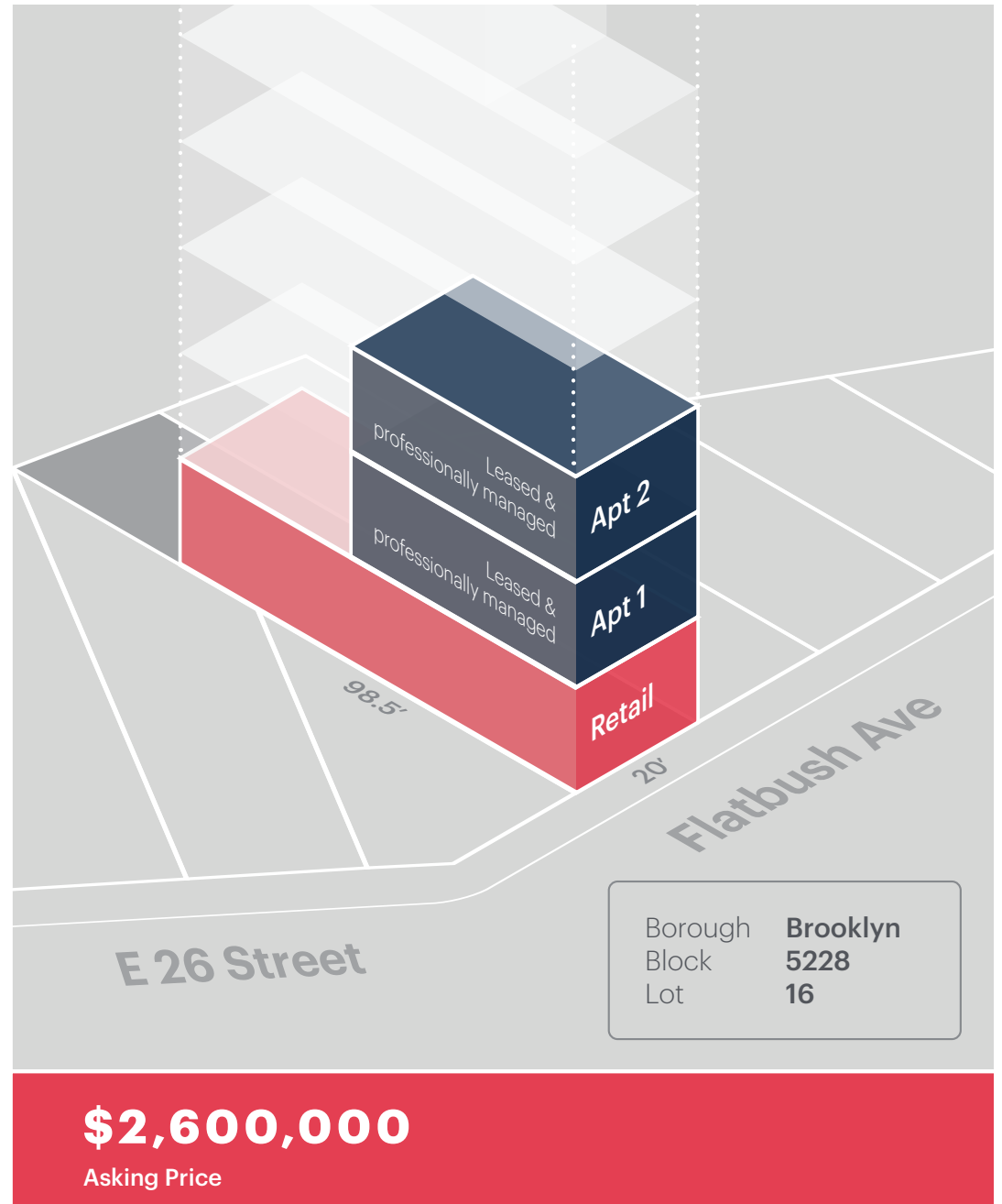
Zoning (3.45 FAR | 5.6 IH FAR)

**\$235,980**

Gross Annual Revenue

**Tax Class 1**

\$5,796 Property Taxes (23/24)



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# CONTACT EXCLUSIVE AGENTS

## FOR SALE INQUIRIES

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**RIPCO**  
INVESTMENT SALES

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