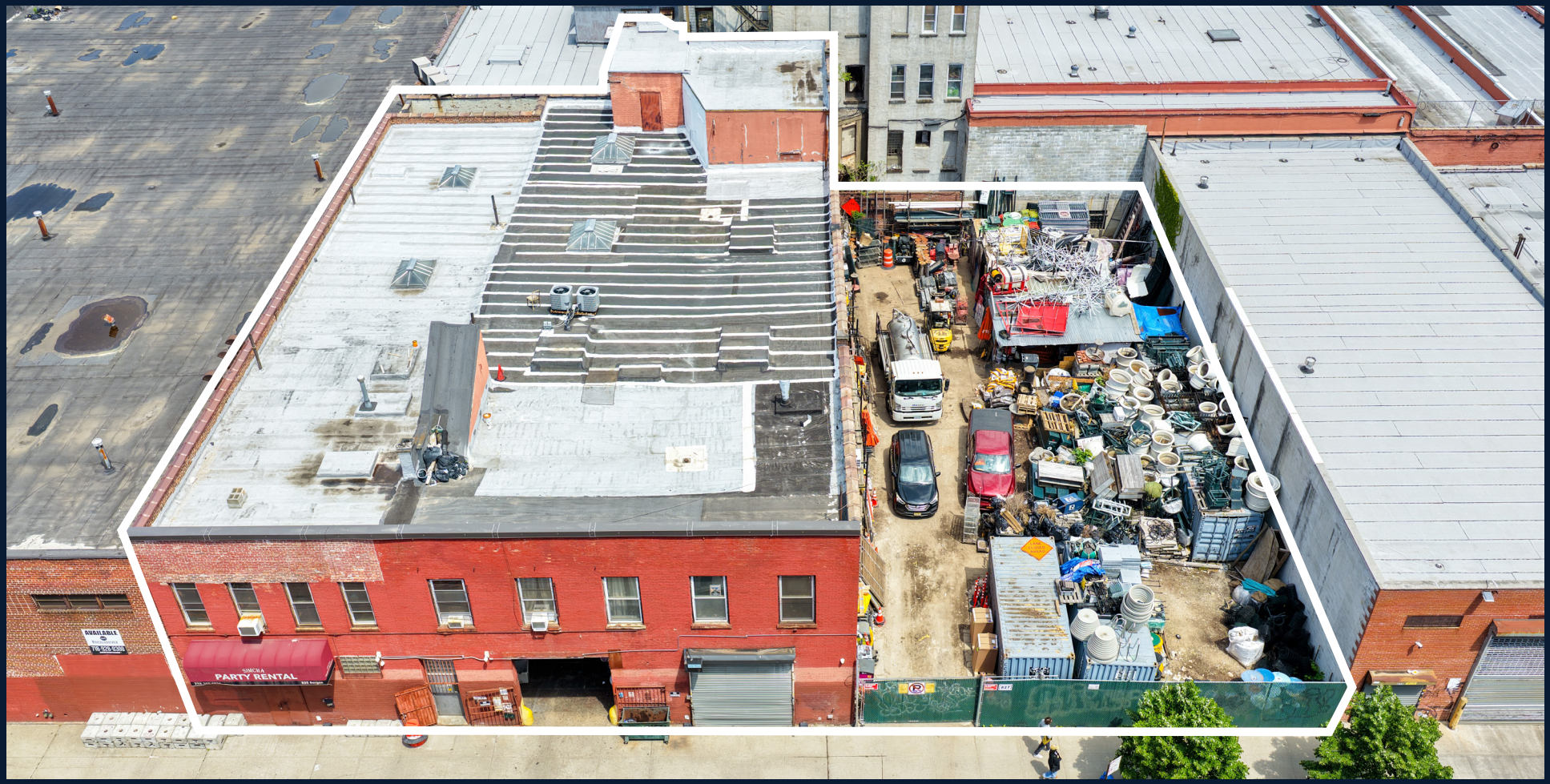
FOR SALE
INQUIRE FOR ASKING PRICE

819-827 BERGEN STREET

Brooklyn, NY 11238 | **Brooklyn**



130’ WIDE, ~71,500 ZFA DEVELOPMENT SITE IN THE ATLANTIC AVENUE MIXED-USE PLAN REZONING AREA

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

130-FT Wide Assemblage at the Crossroads of Prospect Heights x Crown Heights

The adjacent parcels combine for approximately 130 FT of frontage and 14,300 lot SF, providing meaningful flexibility in residential layouts and design, and ground-floor commercial layouts.

#2

Recently Enacted Special District — AAMUP Approved May 2025

The City Council approved the Atlantic Avenue Mixed-Use Plan unanimously in May 2025, following a decade of community-led planning and backed by over $235 million in committed public infrastructure investment - both parcels sit directly within the rezoning area.

#3

~71,500 ZFA of Mixed-Use Development Potential — 5.0 FAR Bonus

Under ZR §146-211, lots incorporating both residential and non-residential uses in the M1-2A/R6A district are permitted a total FAR of 5.0 (~71,500 SF across the assemblage). Residential capped at 3.9 FAR (~55,770 SF); commercial at 2.0 FAR (~28,600 SF).

#4

Flexible Development Strategy

The parcels can be purchased separately or as a package allowing for multiple development schemes.

#5

No Parking Required — Inner Transit Zone

The Inner Transit Zone designation eliminates structured parking for residential uses, removing one of the most significant cost drivers in Brooklyn mixed-use construction and maximizing the buildable envelope.

#6

Top-Quality Neighborhood Amenities

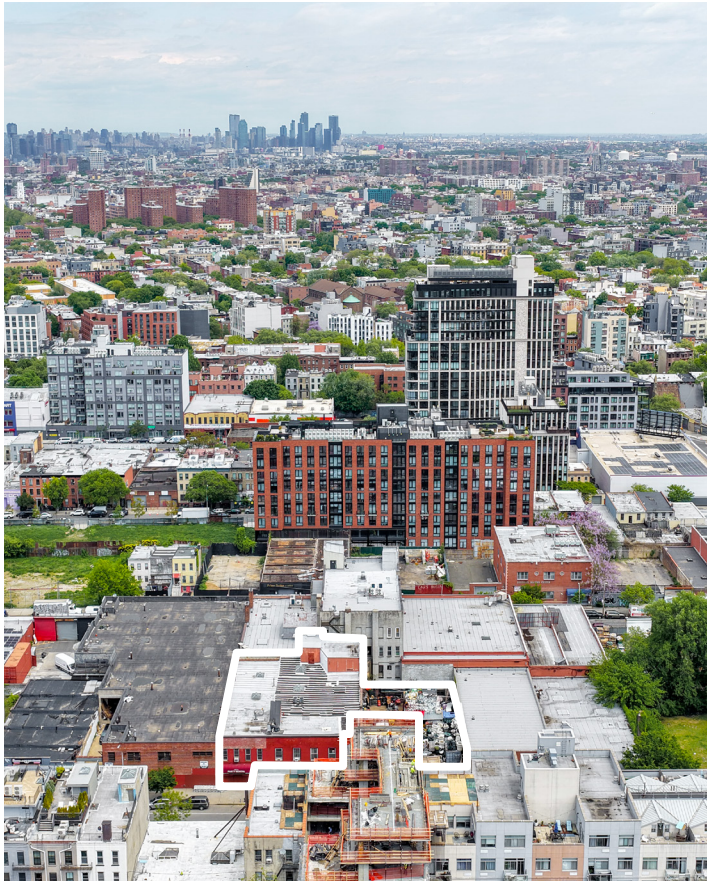
Within walking distance of Prospect Park, the Brooklyn Museum, the Brooklyn Botanic Garden, and BAM — anchoring the site in one of Brooklyn's most desirable live-work-play environments.

#7

Exceptional Transit Access — Three Subway Lines Within Walking Distance

Franklin Ave (A/C/S), Nostrand Ave (A/C), and Eastern Parkway (2/3) are all within walking distance, supporting strong renter demand and reinforcing the no-parking underwriting.





PROPERTY OVERVIEW

RIPCO REAL ESTATE has been exclusively retained to arrange the sale of **819-827 BERGEN STREET** — (the 'Property'). located at the crossroads of Prospect Heights and Crown Heights in Brooklyn, New York, between Grand Avenue and Classon Avenue.

The Property is a two-parcel assemblage totaling approximately 11,990 SF with approximately 109 FT of frontage. 819-825 Bergen Street is currently improved with a 16,280 SF two-story industrial building, and 827 Bergen Street is a ~5,610 SF vacant lot. Combined, the parcels offer a developer approximately 71,500 zoning floor area (SF) of mixed-use development potential under the 5.0 FAR bonus. The residential component is subject to a maximum 3.9 FAR (~55,770 ZFA); the commercial component is subject to a maximum 2.0 FAR (~28,600 ZFA). Mandatory Inclusionary Housing applies under Option 1 or Option 3. The parcels may be purchased separately or as a package, allowing for development flexibility.

819-827 Bergen Street lies within the Special Atlantic Avenue Mixed-Use District (AAMUP), a unanimously approved City Council rezoning enacted in May 2025 following a decade of community-led planning and backed by over $235 million in committed public infrastructure investment. Positioned at the convergence of two of Brooklyn's most sought-after residential submarkets, with three subway lines within walking distance and proximity to Prospect Park, the Brooklyn Museum, and BAM, 819-827 Bergen Street represents an opportunity to develop a ground-up mixed-use project in a fully adopted rezoning corridor with strong and demonstrable rental demand fundamentals.

Inquire with exclusive brokers for additional information or property inspection.





PROPERTY SUMMARY & ZONING

PROPERTY SUMMARY

THE OFFERING

Property Address		819-827 Bergen Street, Brooklyn NY 11238
County		Brooklyn (Kings)
Location		North Side of Bergen St, between Classon & Grand Ave
Block	1141	1141
Lot(s)	128	62
Lot Dimensions	79′ x 110′	51′ x 110′
Lot SF	8,690 SF (approx.)	5,610 SF (approx.)
Combined Lot SF	**14,300 SF (approx.)**	
Gross Building SF	16,280 SF (approx.)	
Year Built	1964	

ZONING INFORMATION

Zoning District	M1-2A / R6A, AAM (MIH)

	FAR	819 Bergen	827 Bergen	Total Buildable SF
Commercial FAR / BSF	2.00	17,380	11,220	**23,980 BSF (approx.)**
Residential FAR / BSF (MIH)	3.90	33,891	21,879	**55,770 BSF (approx.)**
Community Facility FAR / BSF	3.00	26,070	16,830	**42,900 BSF (approx.)**
Mixed-Use FAR / BSF (Bonus)	5.00	43,450	28,050	**71,500 BSF (approx.)**

Mixed-Use Bonus Compliance	In M1-2A/R6A, the maximum total FAR is 5.0 for zoning lots containing both residential and non-residential uses. However, each use is still subject to its underlying maximum FAR. For example, the residential portion cannot exceed 3.9 FAR.

TAX INFORMATION

Property Assesssment (26/27)	$561,870	$60,750
Tax Rate	10.848%	10.848%
Annual Property Taxes (26/27)	$60,952	$6,590
Combined Annual Property Tax (26/27)	$67,542	
Tax Class	4	4

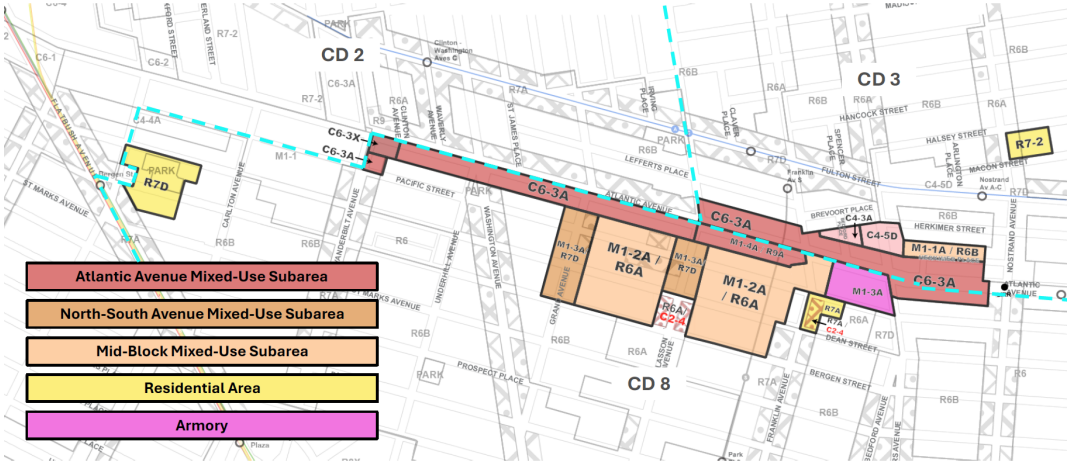
ATLANTIC AVENUE MIXED-USE PLAN

THE ATLANTIC AVENUE MIXED-USE PLAN (AAMUP

is a transformational rezoning covering approximately 21 blocks of the Atlantic Avenue corridor across Crown Heights, Bedford-Stuyvesant, and Prospect Heights. Approved unanimously by the New York City Council on May 28, 2025, following more than a decade of community-led planning, AAMUP replaces legacy industrial zoning with new mixed-use districts designed to support higher-density residential development, ground-floor commercial activation, and expanded affordable housing production. The plan is projected to deliver approximately 4,600 new homes — including 1,900 permanently affordable units — and 2,800 permanent jobs along the corridor.

AAMUP is backed by over $235 million in committed public investment, including a $115 million capital commitment for a comprehensive redesign of Atlantic Avenue and nearly $100 million for open space and playground upgrades throughout the area. The 2025–2029 MTA Capital Plan also includes signal modernization on the A/C line and ADA accessibility improvements at area subway stations. 819 Bergen Street sits directly within the rezoning area, benefiting from both the new density framework and the significant public capital being deployed to activate the corridor.

Zoning Map Amendment



ATLANTIC AVENUE | MIXED-USE PLAN — Proposal — 11.21.24 | Pg 36 — NYC PLANNING

Special District and Zoning Text Amendments

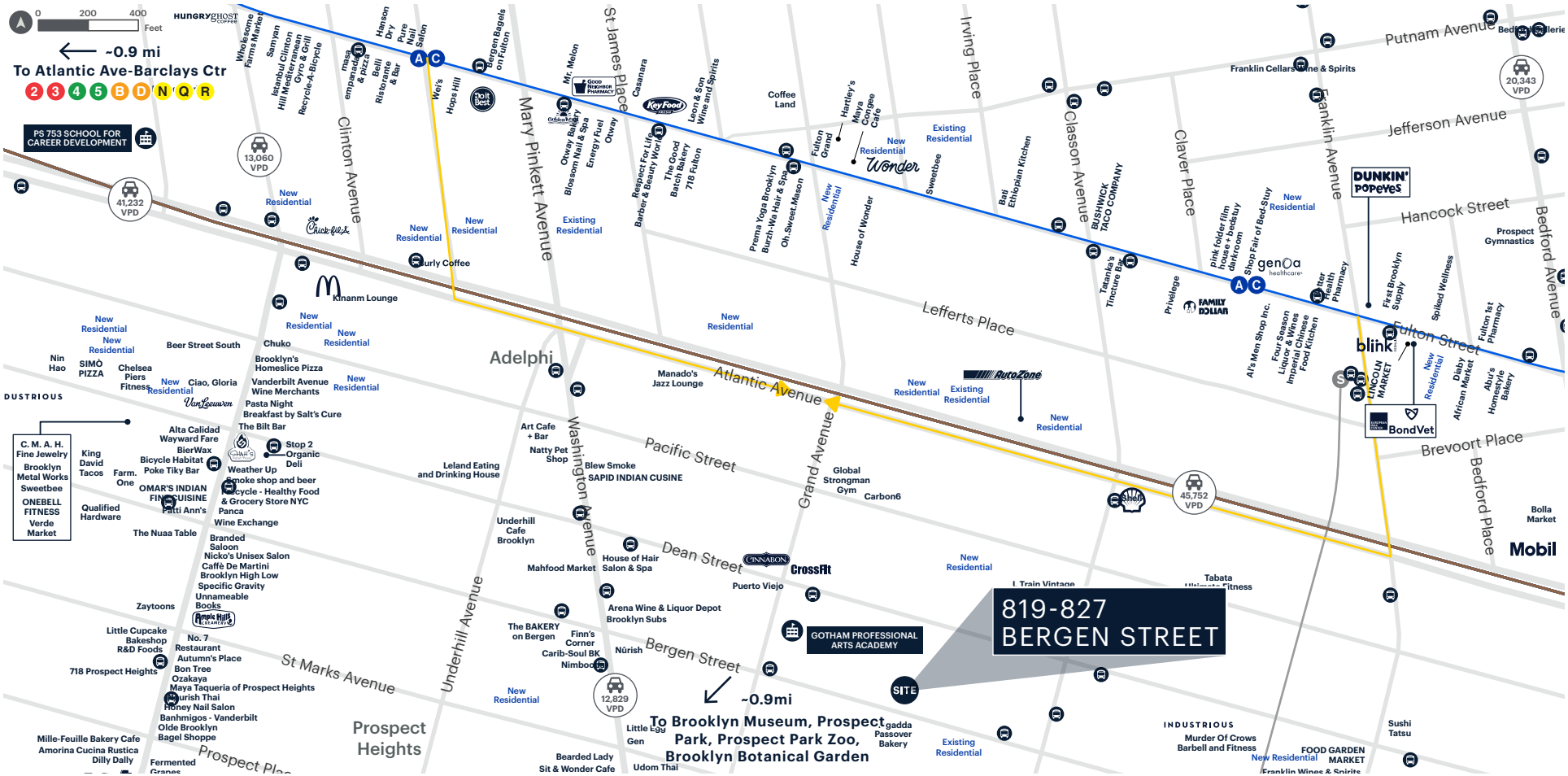
The Special Atlantic Avenue Mixed Use District would include special rules to **ensure a lively streetscape** along Atlantic Avenue and other corridors and **support a mix of residential, commercial, community facility,** and **light industrial uses.**

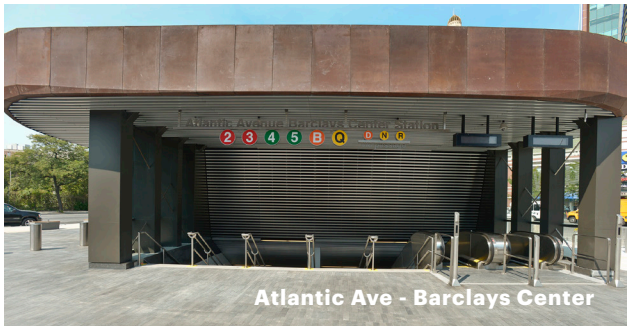
- **Mapping Mandatory Inclusionary Housing (MIH)** and support deeper levels of affordability on city-owned sites
- **Adjust FAR, bulk envelopes, and waive required residential parking,** in alignment with City-wide text amendment: City of Yes Housing Opportunity
- Require **non-residential ground floor uses** on along major corridors
- Create an **incentive for mid-block job-generating uses** with housing above
- **Require buildings street wall to setback** along Atlantic Avenue and Bedford Avenue
- Require bulk envelope modifications to **accommodate a variety of uses** and **façade articulation**
- **Create a floor area bonus** to **promote new open spaces** on large lots located along Atlantic Avenue
- Provide **flexibility for lots adjacent or close to elevated rails** (Franklin Ave Shuttle, LIRR)
- **Waive residential off-street accessory** parking in alignment with City of Yes for Housing Opportunity

ATLANTIC AVENUE | MIXED-USE PLAN — Proposal — 11.21.24 | Pg 37 — NYC PLANNING

**Source: NYC City Planning; AAMUP Presentation for Community Board 8 (Mixed-Use Plan) Nov. 21, 2024.*

SURROUNDING AREA MAP









SURROUNDING AREA



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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.