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Tough Economic Times Forces Developer To Abandon Condominium Plans

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Site in Flatbush Now To Be Developed as Affordable Housing

Compiled by Linda Collins
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FLATBUSH — A residential development site in Flatbush has changed hands, according to Terra Commercial Realty Group (known as TerraCRG).

The property, at 226 Linden Blvd., between Rogers and Nostrand avenues, was purchased by Community Counseling & Mediation (CCM), a non-profit organization with plans to develop it into an affordable housing site.

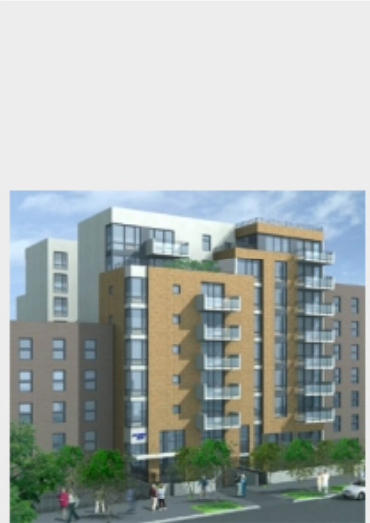
The sale price was \$1.45 million for the 75-foot by 155-foot lot and the deal took less than 14 days to close, according to Ofer Cohen, founder and managing director of TerraCRG.

"The sale came to approximately \$27 per residential buildable square foot, which is a significant reduction from land values we have become accustomed to in Brooklyn," said Cohen, who represented the seller. "Unfortunately, the tough economic climate forced the seller to abandon his original plans to develop a condominium, and created an opportunity for affordable housing organizations to step up to the plate."

The property has existing approved plans for a 71-unit residential building. Air rights that were previously purchased from an adjacent lot bring the total buildable square footage to 59,629 square feet, including parking.

Said Shay Zach, managing partner of Itzhaki Properties, who represented the buyer, "It pleases us tremendously that we could accomplish two positive actions in a single transaction. On the one hand we have added future units to the New York City affordable housing pool, and on the other we were able to help a developer with a project that could not yield any profits in such a market."

Founded in 1982, CCM is described as "an innovative, community-based social service organization providing a wide range of social support, counseling, health, mental health, education and supportive housing services to 7,500 at-risk children, youth and family members in some of the poorest minority populated areas of Brooklyn."



An architect's rendering of the previously proposed condo development at 226 Linden Blvd., Flatbush. An affordable housing development with supportive services is now planned for the site. Rendering courtesy of TerraCRG