

Development – Brooklyn

# 15 East 19<sup>th</sup> Street, Brooklyn, NY 11226

38 Units Approved Plans

## Prospect Park South



### Property Information

Address:	15 East 19th Street
Neighborhood:	Prospect Park South
Cross Streets:	Church Avenue/Tennis Court
Block-Lots:	5099-202 & 203
Lot Size:	62.75 ft x 97.90 ft irreg.
Zoning:	R7A
Lot SF:	6,700
FAR:	4.00
Gross BSF:	26,800

Assessment (17/18):	\$53,572
Taxes (17/18):	\$10,709

Approved Plans	Gross SF	Sellable SF	Unit Mix
Cellar SF:	3,677		Studio: 1
Basement SF:	3,740	3,039	1 Bed/1Bath:37
1st Floor SF:	3,843	3,236	Total: 38
2nd Floor SF:	3,843	3,236	
3rd Floor SF:	3,843	3,236	
4th Floor SF:	3,843	3,236	
5th Floor SF:	3,843	3,236	
6th Floor SF:	3,843	3,236	
7th Floor SF:	2,780	1,855	
Roof	716		
Total Building SF:	33,971	24,310	
Total Units:	38		



For more information, please contact Exclusive Marketing Team

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TerraCRG has been retained to exclusively represent ownership in the sale of the residentially zoned development site at 15 East 19th Street in Prospect Park South, Brooklyn. The site has approved plans for the development of a seven-story, 33,971 gross SF building with 38 residential units.

Located just a few blocks from Prospect Park, East 19th Street is a quiet, dead-end street off of Church Avenue near Ocean Avenue. The 6,700 SF lot is zoned R7A with over 62 feet of frontage. It is just a short walk to the Church Avenue B & Q express subway station. Over the past few years, the neighborhoods surrounding Prospect Park have seen tremendous demand, with condo sales on the southern end of the park already surpassing \$850 per SF.

The nearby Church and Flatbush Avenue retail corridors are lined with restaurants, cafés and national tenants such as Bank of America, Chase, Citibank, Walgreens, Planet Fitness, Modell's and Dunkin Donuts just to name a few.

In addition to Prospect Park, another major attraction to the area is the newly renovated Kings Theatre. Kings Theatre, one of New York's premier performance arts venues, has hosted acts such as Diana Ross, Widespread Panic, Disney Live and Crosby, Stills, and Nash.

The property is one block from the B & Q trains at the Church Avenue Station and about a 10-minute walk to the 2 & 5 trains at the Church Avenue Station.



Asking Price  
**\$5,500,000**

TerraCRG | 634 Dean Street | Brooklyn, NY 11238 | P: 718-768-6888 | terraccrg.com | Only Brooklyn®

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified by prospective purchasers. The value of any real estate investment is dependent upon a variety of factors, including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.