

823 CLASSON AVENUE

PROSPECT HEIGHTS, BROOKLYN, NY 11238

COMMUNITY USE CONDOMINIUM FOR SALE



SITE DESCRIPTION

Location: 823 Classon Avenue
Block / Lot: 1178 / 3
Dimensions: 38' x 96'4" (Approx.) (Irreg.)
Available Space: 4,200 SF (Approx.)
Frontage: 38' (Approx.) on Classon Avenue
Current Use: Under Construction (Spring '10 est. finish)

ZONING

Classification: R7-1
FAR: 4.8 (Community Facility)
Use Groups: 3, 4 (e.g. schools, libraries, museums, community centers, nursing homes, ambulatory health facilities, etc.)

FINANCIALS

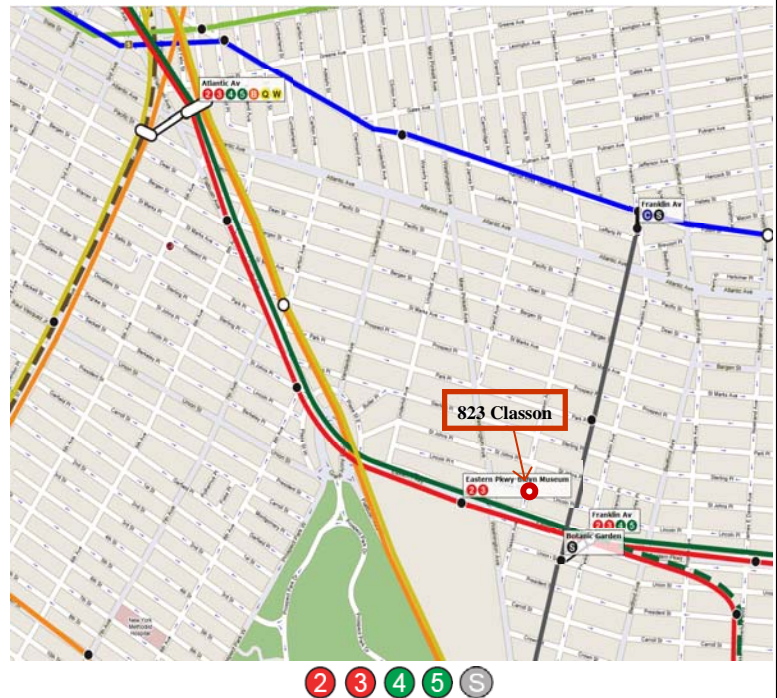
Taxes: \$269 (2010/2011); estimated (421a)
Maintenance: \$1,273 (2010/2011); estimated

OVERVIEW

The subject property is a highly visible community use space on the first floor of a 24 unit condominium project (est. completion Spring 2010) at 823 Classon Ave between St. John's Place and Lincoln Place in Prospect Heights. The property has 38' frontage on Classon Ave and runs approximately 96' 4" deep for nearly 4,200 SF of space. It represents a tremendous opportunity for a community facility owner-user to anchor the area.

HIGHLIGHTS

- First floor of 24 unit residential new construction with an estimated completion date of Spring 2010
- 38' frontage on Classon Ave with separate entrance that fronts on Classon
- Space contains four bathrooms and parking spaces are available for purchase
- Within 2 blocks of 5 subway lines representing 6.5+ million annual riders ('08); 1 stop from Atlantic Terminal (4/5); within 2 blocks of 6 bus stops on 3 different lines
- Blocks from every element in the "Heart of Brooklyn" - Prospect Park, Prospect Park Zoo, Brooklyn Botanic Garden, Brooklyn Public Library and the Brooklyn Children's Museum



B48 (Classon Ave), B71 (Eastern Parkway), B 45 (St. John's Place)

ASKING PRICE: \$800,000

FOR FURTHER INFORMATION, PLEASE CONTACT EXCLUSIVE SALES TEAM

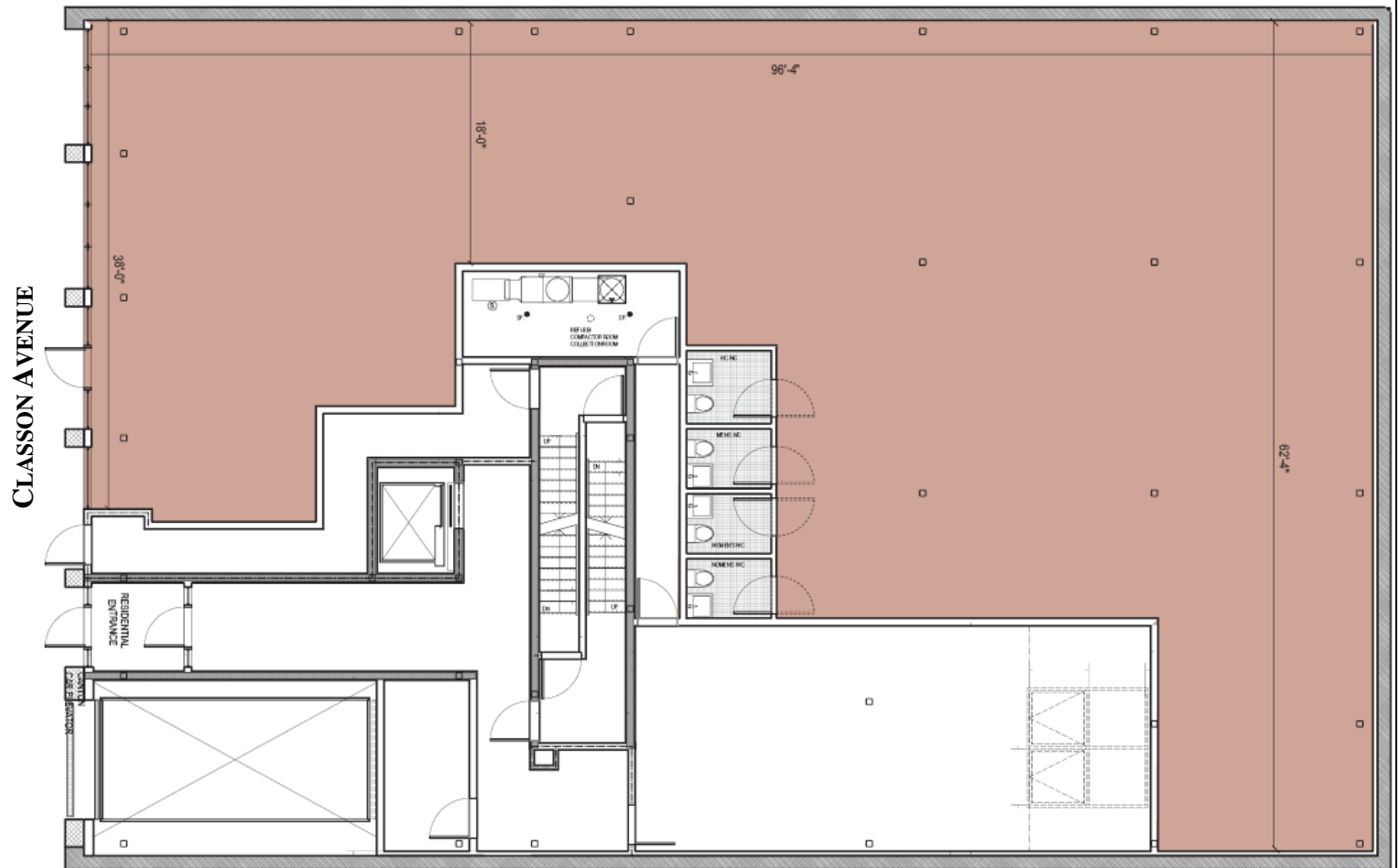
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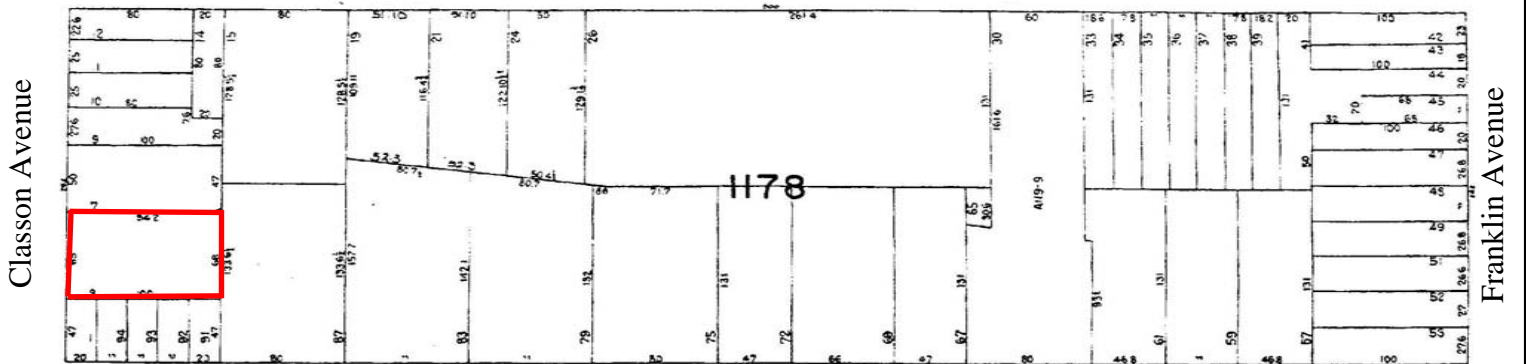
CPEX Real Estate | 350 Livingston Street, 1st Fl | Brooklyn, NY 11217 | Tel: (718) 935-1800 | Fax: (718) 935-1822 | www.cpxre.com

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. IT IS STRONGLY URGED THAT THE PROSPECTIVE PURCHASER CAREFULLY VERIFY EACH ITEM OF SIZE, EXPENSES, RENT ROLLS, PERMITTED LEGAL USE, AND ALL OTHER INFORMATION PRESENTED HEREIN.

823 CLASSON AVENUE
PROSPECT HEIGHTS, BROOKLYN, NY 11238
COMMUNITY USE SPACE FOR SALE



St. John's Place



Lincoln Place

ASKING PRICE: \$800,000

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