

For Sale | 611 Classon Avenue, Brooklyn | NY 11238



PRICE: \$750,000

Investment Highlights



Summary: Vacant land with development opportunity in Prime Crown Heights. Property can be developed into a commercial building or rezoned for residential use. Property is located just outside of the Atlantic Ave rezoning. The property lot size is 1,779 square feet, with a maximum community facility buildable of 4,269 square feet.

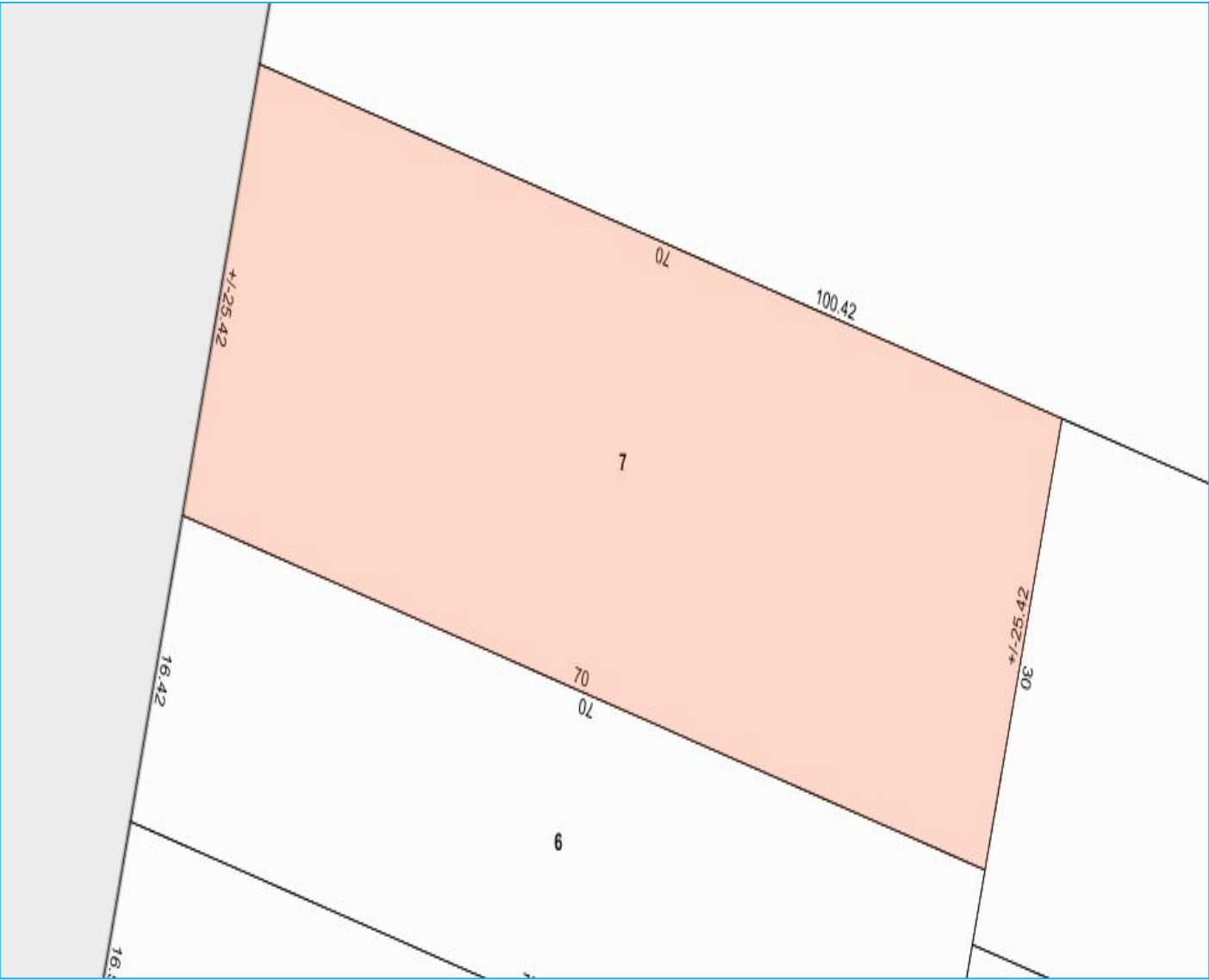
Prime Location: This development property represents a compelling investment opportunity. Crown Heights, celebrated for its historic charm, cultural vibrancy, and strategic proximity to downtown Brooklyn and Manhattan, emerges as an appealing choice for astute investors.

Appreciation Potential: Introducing a remarkable development opportunity strategically nestled in the vibrant heart of Crown Heights. This project offers a distinctive investment proposition within Brooklyn's thriving real estate landscape. With 1,779 buildable square feet, this property not only provides ample space but also promises versatility for diverse development ventures. Its prime location ensures proximity to essential amenities, excellent transportation links, and a burgeoning community, making it an ideal choice for discerning investors seeking long-term growth potential in Brooklyn's dynamic market.

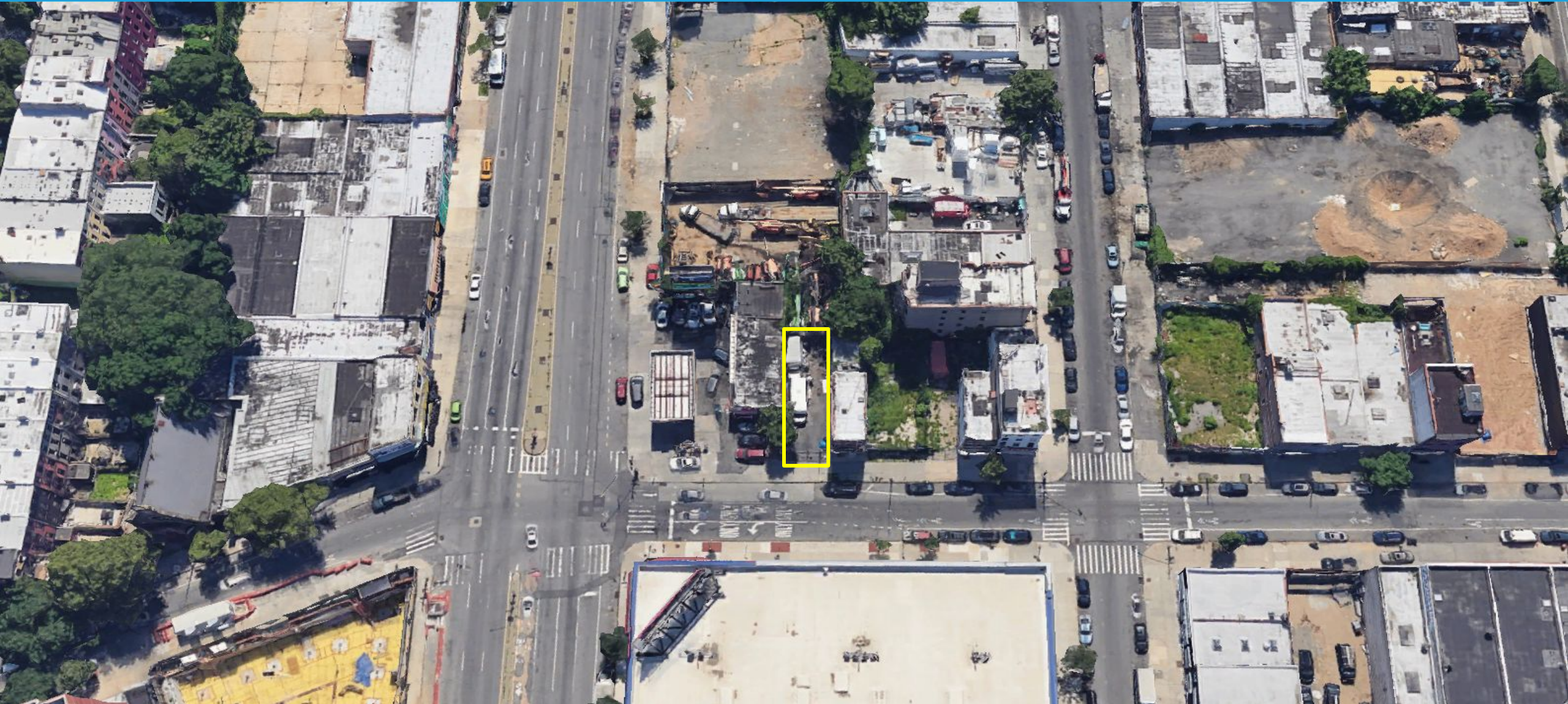
Excellent Connectivity: Nestled in Crown Heights, this property provides seamless connectivity to subway access, streamlining residents' journeys in Brooklyn. Transportation options include the nearby Franklin Avenue [A,C] Subway Station, just a seven-minute walk from the property.

Property Analysis

Address	611 Classon Avenue Brooklyn, NY 11238
Block/Lot	1126/7
Neighborhood	Crown Heights
Cross Streets	Pacific Street & Atlantic Avenue
Asset Type	Development
Lot Size	25.42' x 70'
Lot SF	1,779 SF
Zoning	M1-1
FAR	1 (0.17)
Community Facility FAR	2.4
Community Facility Buildable	4,269 SF
Buildable	1,779 SF
Taxes ('24)	\$2,565
Tax Class	4



Aerial View



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611 Classon Avenue Brooklyn, NY 11238

- ❑ Vacant land with development opportunity in Prime Crown Heights.
- ❑ Property can be developed into a commercial building or rezoned for residential use.
- ❑ Property is located near Franklin Avenue [C,S] Train Station.

PLEASE CONTACT EXCLUSIVE ADVISORS:



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Broker Cooperation is Welcome!