

FOR SALE DEVELOPMENT SITE



29-20 Brookhaven Ave. Far Rockaway, NY 11691

Asking Price - \$499,000

SELLER FINANCING AVAILABLE

Located Within Opportunity Zone

Investment Description

Blackseeds of Peak Commercial has been exclusively hired to market for sale 29-20 Brookhaven Ave., a 5,700 SF vacant lot in Far Rockaway. The property is located between Brookhaven Ave., and Rockaway Freeway. The site is zoned R4-1 with approximately 5,130 buildable SF for residential use and 11,400 buildable SF for community facility use.

Investment Highlights:

- A 23-block re-zoning of Far Rockaway was approved in 2018 and will inject approximately \$300 million in new investment and over 3,000 new residential units to the area
- Downtown Far Rockaway is the historic commercial core of the Rockaway Peninsula and is anchored by the Central Avenue, Mott Avenue, and Beach 20th Street retail corridors
- Currently, over \$110 million of public investments are transforming Downtown Far Rockaway with streetscape reconstruction, sewer upgrades, and improvements in parks, storefronts, and libraries
- Construction has been completed on 224 apartments, 8,000 SF of community facility space, and 24,000 SF of ground floor retail on Beach 21st Street
- Several new developments in the area and a growing demand for housing

Property Facts

BLOCK LOT #: 15788_120

BUILDABLE SF: Residential 5,130 | Community 11,400

LOT DIMENSIONS: 57' x 100'

LOT SIZE: 5,700 SF

BUILDING CLASS: V0

FAR: Residential | Community 2.00

ASSESSMENT: \$14,374

TAXES: \$2,919

TAX RATE: 20.3090%

Sean Sears

Commercial Property Advisor
(917) 715-8965

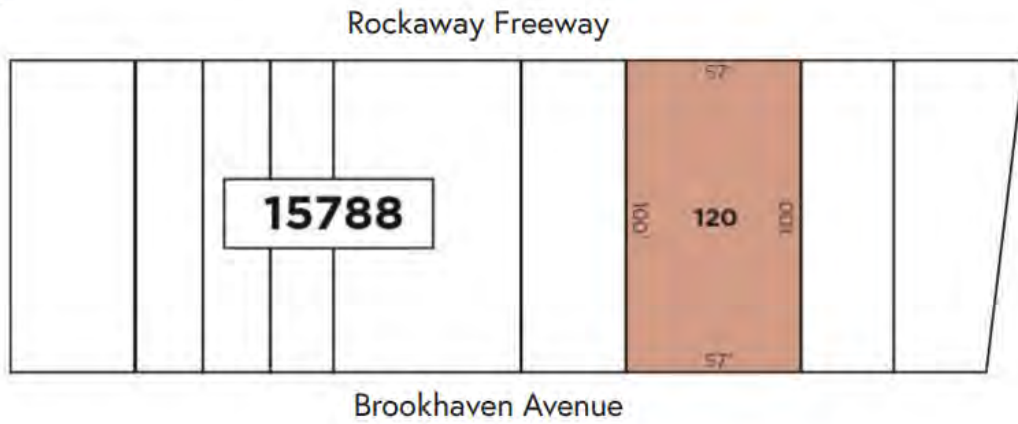
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PEAK
COMMERCIAL

The Information contained herein has been provided to us by sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

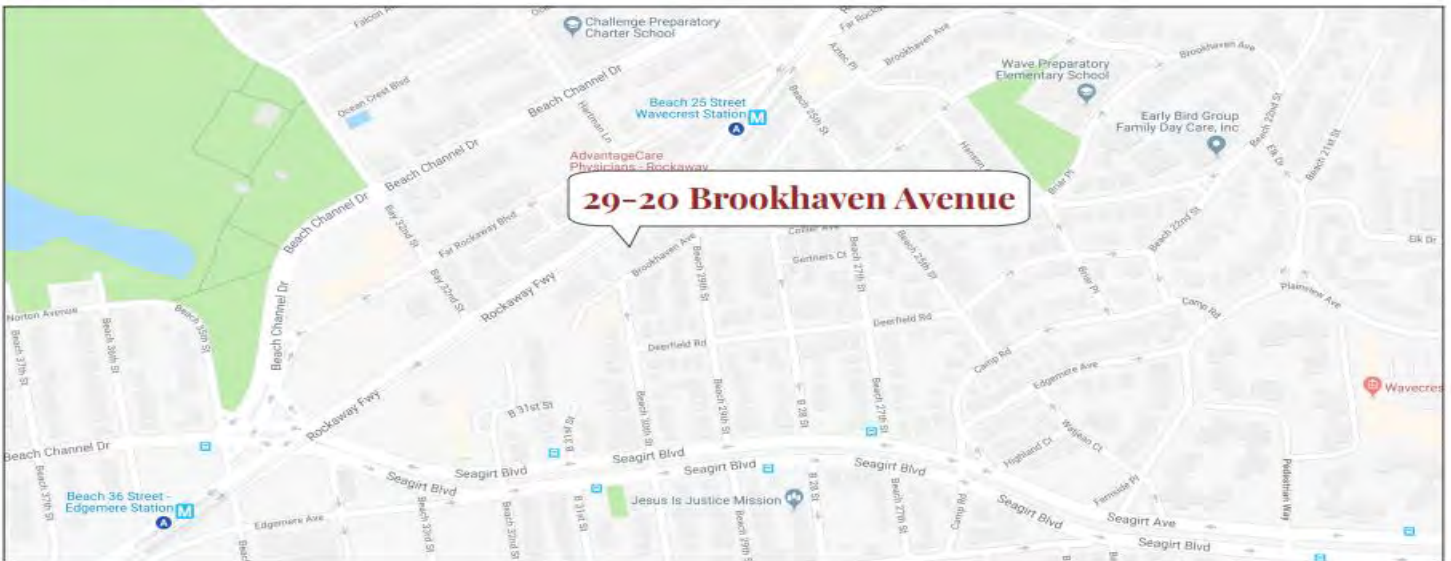
Tax Map



Transportation

Walking Distance To The "A" Subway Line At Beach 25th St. Wavecrest Station, The Seagirt Bl/Beach 31st Q22 Bus Line In Proximity To The LIRR Far Rockaway Station

Location Map



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	46,042	106,700	220,966
2010 Population	48,661	114,680	231,324
2022 Population	52,949	127,461	253,015
2027 Population	51,668	125,195	248,028
2022-2027: Population: Growth Rate	-2.45 %	-1.80 %	-2.00 %

