



Sadaghati of GFI Realty named exclusive sales agent of Brooklyn development site

June 06, 2017 - Front Section

Brooklyn, NY GFI Realty Services, LLC today announced that it has been named the exclusive sales agent for 3116 Clarendon Rd., a development site in prime Flatbush, Brooklyn. The site is zoned R6, with a maximum floor area ratio of 4.8, making it ideally suited for residential or mixed-use development. GFI Realty Associate Shawn Sadaghati will oversee the marketing of the site, with pricing targeted at \$2.65 million.

The property is ideally situated on a tree-lined residential block among low-level buildings, detached Victorian houses and one- and two-family homes. The site boasts 50 feet of frontage on Clarendon Road, and zoning allows for the construction of 18,000 s/f of space. Approved plans call for the development of a 22-unit elevator building with a 3,000 s/f community facility and an eight-car underground parking garage.

“The property’s location on a tree-line residential block makes it ideal for any residential or mixed-use development,” Sadaghati said. “Flatbush offers prospective residents an easy commute to Manhattan, picturesque blocks lined with Victorian homes and major commercial corridors filled with countless local and national retailers, so we expect to receive significant interest from investors.”

The property is located less than two blocks away from the major commercial corridor along Nostrand Avenue, which is also a major public transportation route. The area is serviced by the 2 and 5 subway lines as well as the B44 bus route. Nostrand Avenue is lined with a large variety of local businesses and several national retailers at the Nostrand and Flatbush Avenue junction, including Target, Home Goods, TD Bank and the Nike Factory Store. The property is also a short distance away from Brooklyn College.

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