

2183-2187 Bergen Street  
Brooklyn, New York 11233

Asking Price: \$4,499,000  
Prime Multifamily/Commercial Development Site  
36,480 Sq Ft Buildable  
R7A with C2-4 Commercial Overlay



## Property Highlights

- Strategic Location in Transforming Corridor of Bedford – Stuyvesant & Crown Heights Brooklyn , NY.
- Active New Development Sites throughout Area.
- Lot Area: 7,296; Buildable 36,480 Square Feet – Up to 7-8 Stories.
- Zoning : R7A – C2-4; Commercial Overlay.
- Nearby Amenities: Close to All Grade Level Schools, Subway Stations, Bus Services, and Long Island Railroad.
- Highly Desired Neighborhood.

WALKING DISTANCE TO SUBWAY LINES (BROADWAY JUNCTION A, C, L, J, Z) & LIRR.  
EXCEPTIONAL SHOPPING, LOCAL EATERIES NEARBY.  
IDEAL LOCATION SURROUNDING AREA(S) OCEAN HILL BEDFORD- STUYVESANT, BROWNSVILLE, CROWN HEIGHTS.



## Exclusive Brokers

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Charles Rutenberg Realty, Inc.    Commercial Brokerage & Advisory Services

This Offering Memorandum has been prepared by Charles Rutenberg Realty, Inc. Licensed Real Estate Associate Broker Anthony D'Abreu for the exclusive use of investors who are considering an investment in the property located at 2187 Bergen St Brooklyn, NY 11233. Ideally positioned in the heart of Bedford-Stuyvesant, bordering (Crown Heights & Ocean Hill). The Property/Development site presents a rare chance to acquire two contiguous (1450, 51 & 1450, 53) lots totaling approximately 7,295 sq ft. With a significant buildable area of up to approximately 36,480 square feet, the property offers an ideal opportunity to deliver much-needed housing while maximizing long-term investment Potential.



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# The Location Benefits from Strong Residential Demand and an Active Retail Corridor, Excellent Transit Access, and Flexible Zoning that Supports Community, Commercial, and Residential Projects.



Artist Rendering for Subject Property

## Development Potential

- **Mixed-Use Development:** The site zoning allows for mid-rise mixed-use buildings with ground floor commercial space, optional community facilities, and upper floor residential units.
- **Residential Development:** A residential-only configuration could deliver up to 36,480 square feet and a unit mix of 31-32 apartments, including studio, one-bedroom, and two-bedroom apartments.
- **Retail Activation:** The C2-4 Commercial overlay enables vibrant ground floor spaces ideal for whatever vision you have for the neighborhood, which may include a café, restaurant, or neighborhood-serving retail.



Restaurants & Dining

- Abuela Antonia
- Fulton Halal Grill
- Wah Sing
- Rahkia's Kitchen
- The Green Place
- Cornbread Brooklyn
- Secret Garden
- Atlantic Best Deli & Grill

Public Transit

- Subway (MTA)  
East New York: LIRR  
Broadway Junction: A, C, J, L, Z
- Bus Routes  
Thomas S Boyland Street: B7  
Rockaway Avenue: B60  
Bergen/Dean: B 65

Schools

- Christopher Avenue Community School – Public elementary (PK-5), ~0.1 mi.
- Brownsville Collaborative Middle School, Public middle (6-8), ~0.2 mi.
- PS 298 Dr. Betty Shabazz – Public elementary (PK-5), ~0.2 mi.
- Brooklyn Collegiate A College Board School – High school option, ~0.3mi.

Parks & Outdoor Space

- South Pacific Playground .
- Brevoort Playground
- Carver Playground
- Hilltop Playground
- Saratoga Park

Grocery Store

- Soto Grocery .
- FOOD BAZAAR .
- Tio Grocery
- Dollar General



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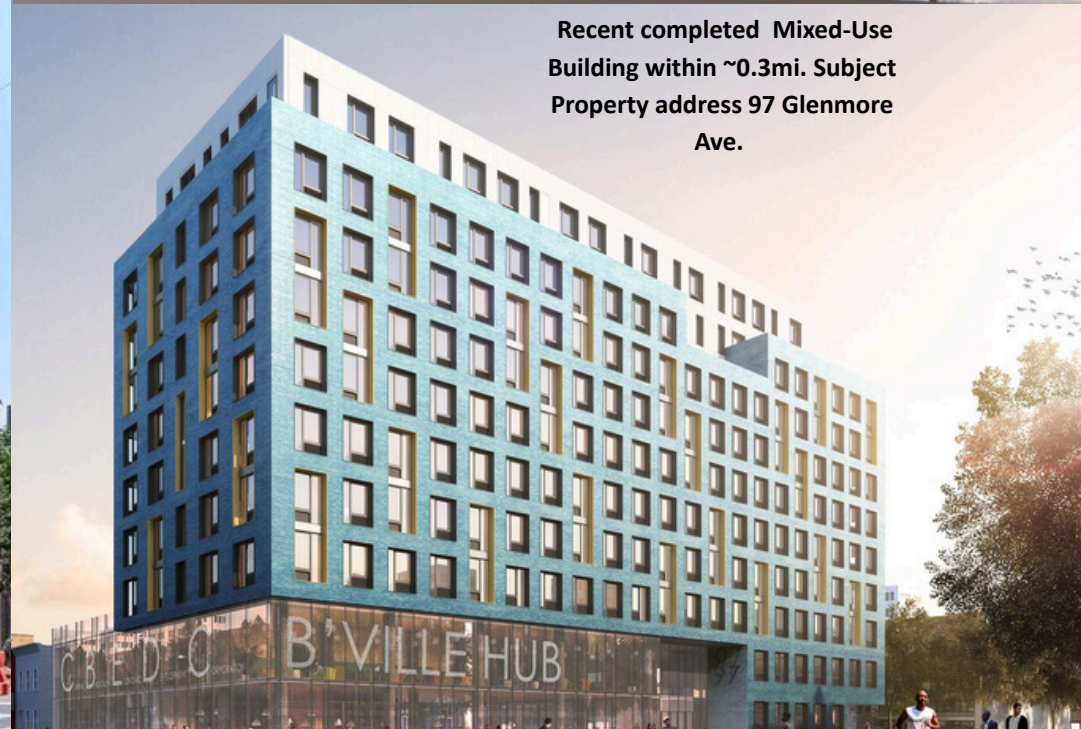
Recent completed  
Mixed-Use Building  
within 100 feet of  
Subject Property  
address 2175 Bergen  
Street



Recent completed Residential  
Building within ~0.2mi. Subject  
Property address 2435 Pacific  
Street



Recent completed Mixed-Use  
Building within ~0.3mi. Subject  
Property address 97 Glenmore  
Ave.



**Charles Rutenberg Realty, Inc.  
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Plainview, New York 11803**

**Commercial Brokerage  
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