

32 E 29TH ST

Brooklyn, NY 11226



Development Opportunity For Sale

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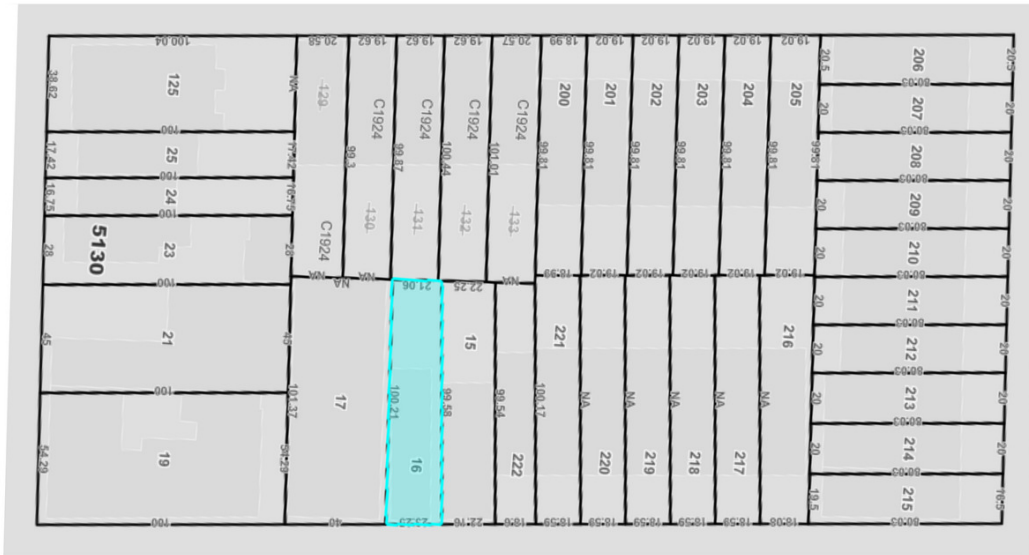
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Asset CRG Advisors, LLC. in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY SUMMARY

E 28th St

Tilden Ave



Albermarle Rd

E 29th St

PROPERTY ANALYSIS

Address	32 E 29th St, Brooklyn, NY 11226
Block & Lot	05130-0016
Neighborhood	Flatbush
Cross Streets	Tilden Ave & Albemarle Rd
Asset Type	Development
No. of Units & Stories	1 & 2
Lot SF	2,339 SF
Lot Size	23.25 ft x 100.58 ft
Building SF	1,548 SF
Building Size	18 ft x 39 ft
FAR (As Built)	2.20
Buildable	5,145.80 SF
Zoning	R6
Year Built	1901
Taxes & Tax Class	\$3,910 & 1

ASKING PRICE:

\$550,000

PPBSF:

\$106.88

PROPERTY HIGHLIGHTS

- Development opportunity for sale in Flatbush, Brooklyn.
- The property is a 2,339 square-foot lot with a total of 5,145 buildable square feet.
- The building is currently a single-family consisting of 1,548 square feet across 2.5 stories.
- Previously approved plans for a 7-unit new construction building are available upon request.
- The property currently has a squatter.
- Situated conveniently near the Beverly Rd [2,5] Subway Station—just a 5-minute walk from the property—accessibility is a strong feature of this location.

PROPERTY DESCRIPTION

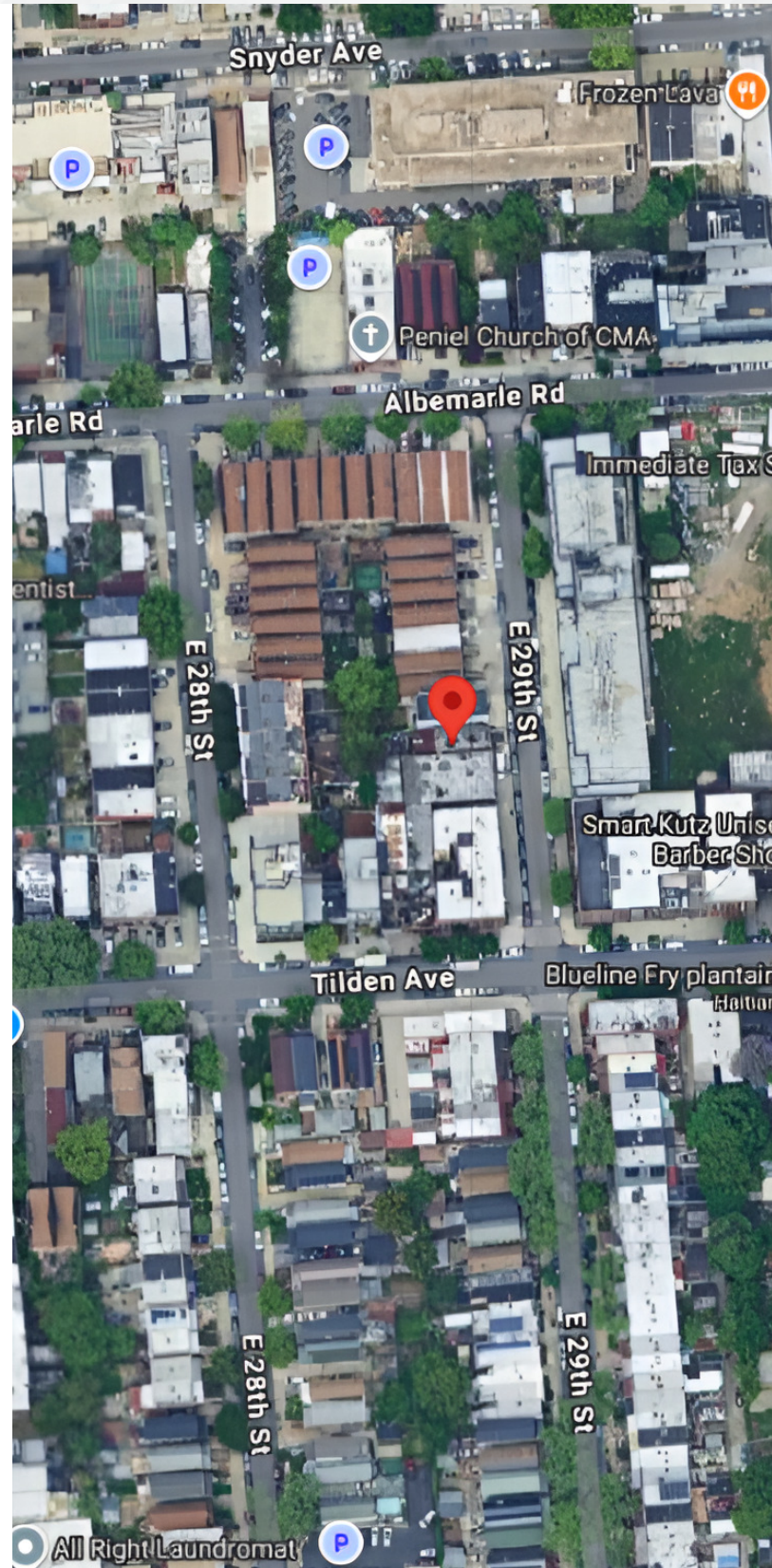
PROPERTY DESCRIPTION

Asset CRG Advisors, LLC has been exclusively retained to market 32 E 29th St, Brooklyn, NY 11226, a prime development opportunity in the heart of Flatbush, Brooklyn. This property offers 5,145.80 buildable square feet with previously approved plans for a 7-unit residential building, which are available upon request. The site currently has a squatter in place. Ideally positioned just a 5-minute walk from the Beverly Rd [2,5] Subway Station, the property benefits from excellent transit access and strong neighborhood demand. This is an exceptional opportunity for developers or investors seeking a well-located project in one of Brooklyn's most active residential corridors.

LOCATION DESCRIPTION

Located in the heart of Brooklyn's vibrant Flatbush neighborhood, 32 E 29th Street offers a prime residential setting with exceptional connectivity. The property is situated on a quiet tree-lined block just moments from Flatbush Avenue, providing convenient access to local dining, retail, and everyday amenities. Multiple subway options, including the 2 and 5 trains at Church Avenue and Beverly Road, offer quick transit to Manhattan and surrounding Brooklyn hubs.

The area is characterized by a strong residential community, proximity to Prospect Park, and a blend of historic charm and ongoing neighborhood growth, making it an attractive location for residents and investors alike.



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RETAILER & AERIAL MAP



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NEIGHBORHOOD OVERVIEW



FLATBUSH

Flatbush is one of Brooklyn's most culturally vibrant and diverse neighborhoods, celebrated for its historic charm, lively commercial corridors, and deep community roots. Bordered by Prospect Park South, Ditmas Park, Midwood, and East Flatbush, the neighborhood offers a dynamic mix of classic Brooklyn character and steady residential growth. Known for its tree-lined streets and early 20th-century architecture, Flatbush features an impressive blend of prewar apartment buildings, Victorian homes, and modern multifamily developments, creating a unique and varied streetscape.

The area has experienced consistent reinvestment in recent years, with new cafés, restaurants, and small businesses complementing long-standing local favorites. The food scene reflects Flatbush's global influences, offering everything from Caribbean institutions like Fisherman's Cove and Peppa's Jerk Chicken to beloved cafés such as Milk & Honey and Brooklyn Perk. The neighborhood is also enriched by cultural landmarks, including Kings Theatre, a restored 1929 palace theater that hosts concerts and live performances, adding to Flatbush's artistic and entertainment appeal.

Residents enjoy convenient access to green spaces, with Prospect Park just minutes away—providing acres of trails, recreation areas, and community events. Public transportation is a major strength, with the 2 and 5 subway lines running through the neighborhood and offering swift connections to Downtown Brooklyn and Manhattan. Flatbush's accessibility, cultural diversity, and strong local identity continue to attract residents and investors alike. Its blend of historic charm, vibrant commercial life, and ongoing development makes it one of Brooklyn's most authentic and desirable neighborhoods.



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