

# 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 Stories
- Zoning : R7A – C2-4; Commercial Overlay Qualifies for City of Yes for Housing Opportunity
- Nearby Amenities: Close to All Grade Level Schools, Subway Stations, Bus Services, and Long Island Railroad.

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

Anthony D'Abreu Jr., Associate Broker      [Anthony.Dabreu@crnys.com](mailto:Anthony.Dabreu@crnys.com)      Direct: 917-346-2686

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Charles Rutenberg Realty, Inc.      Commercial Brokerage & Advisory Services



All information is from sources deemed reliable and is submitted subject to errors, omissions change of price, terms, prior sales and withdrawals. All parties of interest should do their own independent verifications.



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THE GREEN PLACE

2435 PACIFIC STREET  
236 RESIDENTIAL UNITS NEWLY  
CONSTRUCTED BUILDING

MTA EAST NEW YORK  
TRAIN STATION



ABUELA ANTONIA  
MEXICAN RESTAURANT



ATLANTIC AVE

**SUBJECT  
PROPERTY**  
TWO LOTS  
(25' x 101') & (40' x 107')

MTA ATLANTIC AV  
TRAIN STATION

HILLTOP  
PLAYGROUND

ROCKAWAY AVE

SOTO GROCERY



BERGEN ST

E NEW YORK AVE

LIBERTY AVE

RAHKIA'S  
KITCHEN



2175 BERGEN STREET  
41 APARTMENTS NEWLY  
CONSTRUCTED BUILDING

HOUSTON  
PLAYGROUND






UNCOMMON BROWNSVILLE  
NORTH ELEMENTARY SCHOOL



DR. BETTY SHABAZZ  
ELEMENTARY SCHOOL



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NEARBY.  
 IDEAL LOCATION SURROUNDING AREA(S)  
OCEAN HILL BEDFORD- STUYVESANT,  
BROWNSVILLE, CROWN HEIGHTS.



GLENMORE MANOR  
APARTMENTS  
233 MIXED-UNIT NEWLY  
CONSTRUCTED BUILDING

MOTHER GASTON BLVD



PITKIN AVE

MTA SUTTER AV  
TRAIN STATION



***Recently completed Mixed-Use Building within  
100 feet of Subject Property address : 2175  
Bergen Street***

MOTHER GASTON BLVD

E NEW YORK AVE

E NEW YORK AVE

Discount Auto Repair

Flawless Motors Inc

Don's Empire Auto Collision

Safeguard Self Storage

Morillo Auto Repair

Bike





BERGEN STREET

Artist Rendering for Subject Property



**Charles Rutenberg Realty, Inc.  
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11743**

**Investment and  
Advisory Services**

**Exclusive Brokers**

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