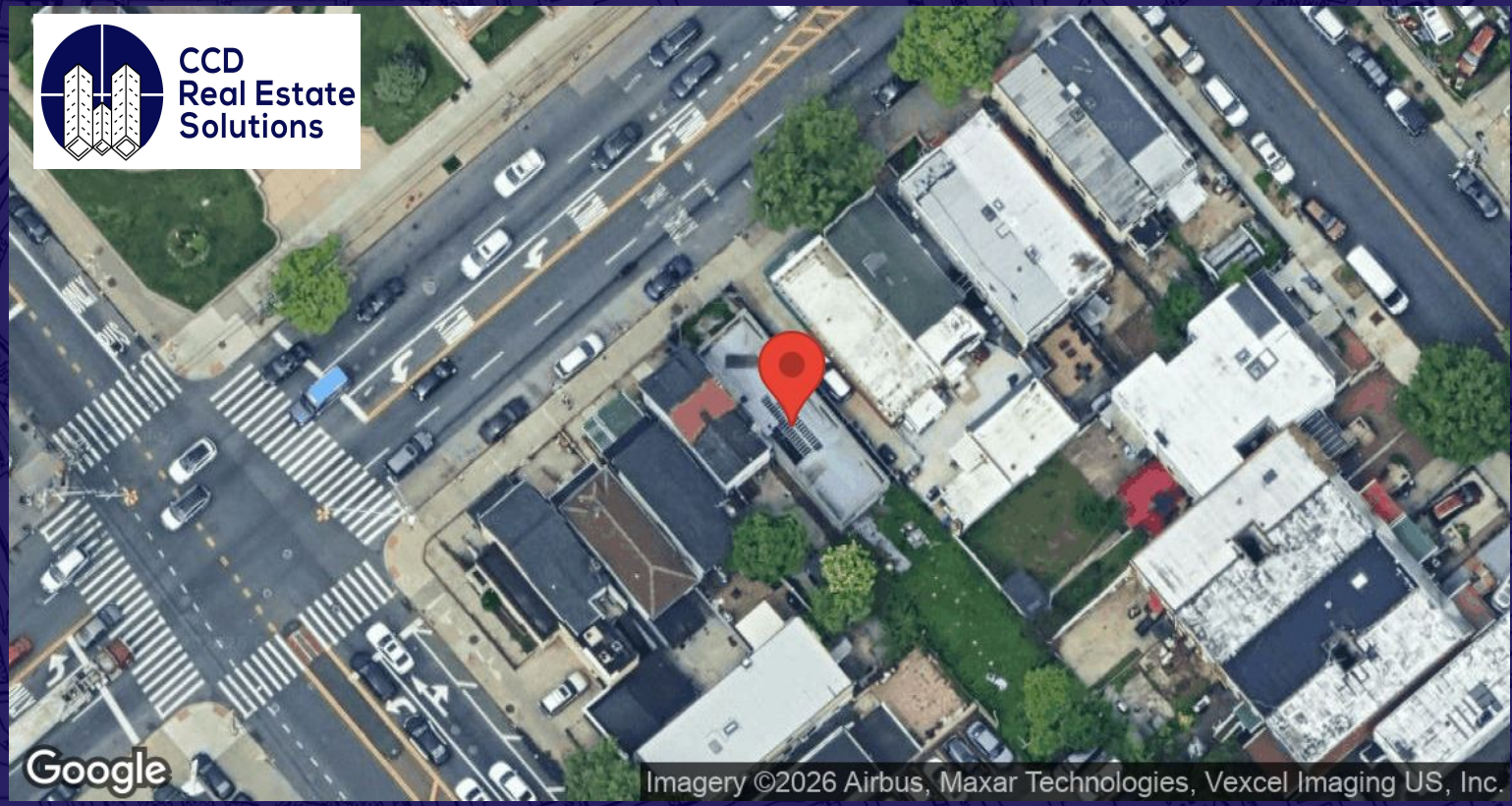
CCD Real Estate Solutions



Partially Completed Development Site For Sale:

9714 Flatlands Ave, Brooklyn, NY 11236

Presented By:

Christopher Daniels

Licensed Real Estate Broker

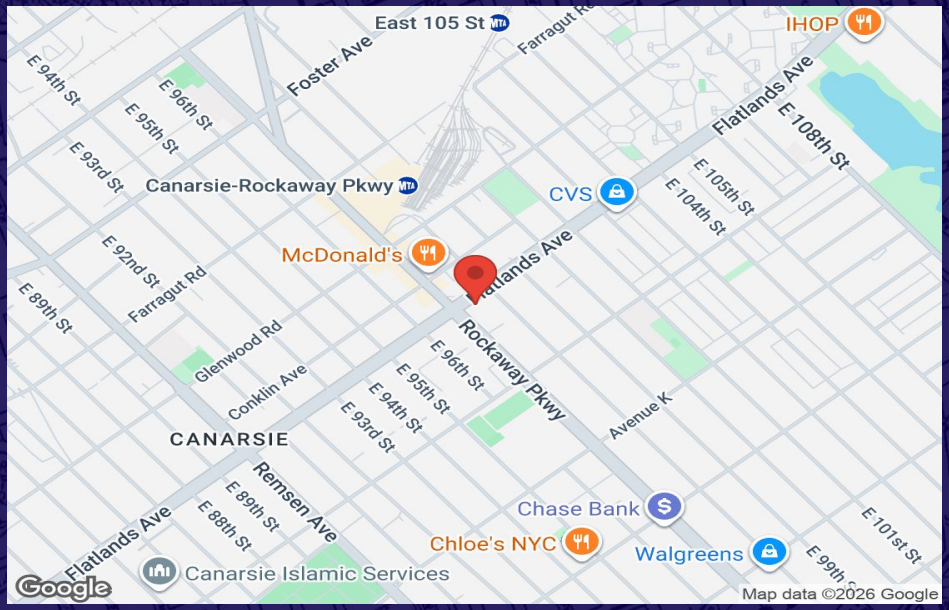
PROPERTY SUMMARY

Partially completed development site in **Canarsie, Brooklyn**, with the foundation already in place, offering a potential opportunity to resume and complete construction with a portion of the initial site work completed.

The property features a **deep 24' × 156' lot**, a commercial overlay, and eligibility as a **Qualifying Residential Site (QRS)**. Based on the site's split zoning and QRS provisions, the property has an estimated **combined FAR of approximately 2.36**.

Preliminary development analysis indicates the potential for approximately **11 residential units**, together with approximately **1,400 square feet of ground-floor commercial space**, subject to final architectural, zoning, and DOB review.





- **Stalled Development Opportunity** – Existing foundation and below-grade work already completed.
- **Deep 24' × 156' Lot** – Efficient development footprint along Flatlands Avenue.
- **QRS Eligible** – Qualifying Residential Site status supports increased residential development potential.
- **Approx. 2.36 FAR** – Split-zoning analysis yields substantial buildable floor area.
- **Mixed-Use Potential** – Zoning supports approximately **11 residential units plus ±1,400 SF of ground-floor commercial space**.

DEVELOPMENT **HIGHLIGHTS**





Lot Dimensions	24.17' x 156.00'
Total Lot Size	3,819 sq ft
Zoning	R5D/C2-3,R5 QRS
TOTAL QRS Buildable	9,013 sq ft
Max Residential Buildable	7,638 sq ft
Max Apartments	11

+ appx 1,400 sq ft of ground floor commercial

PROPERTY INFORMATION



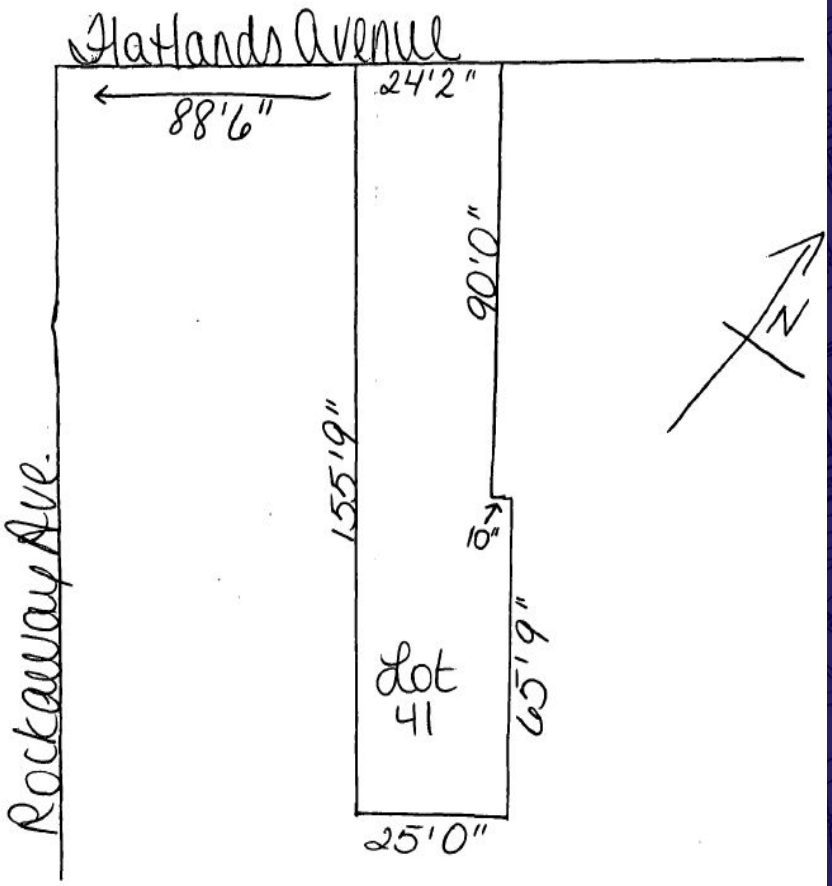


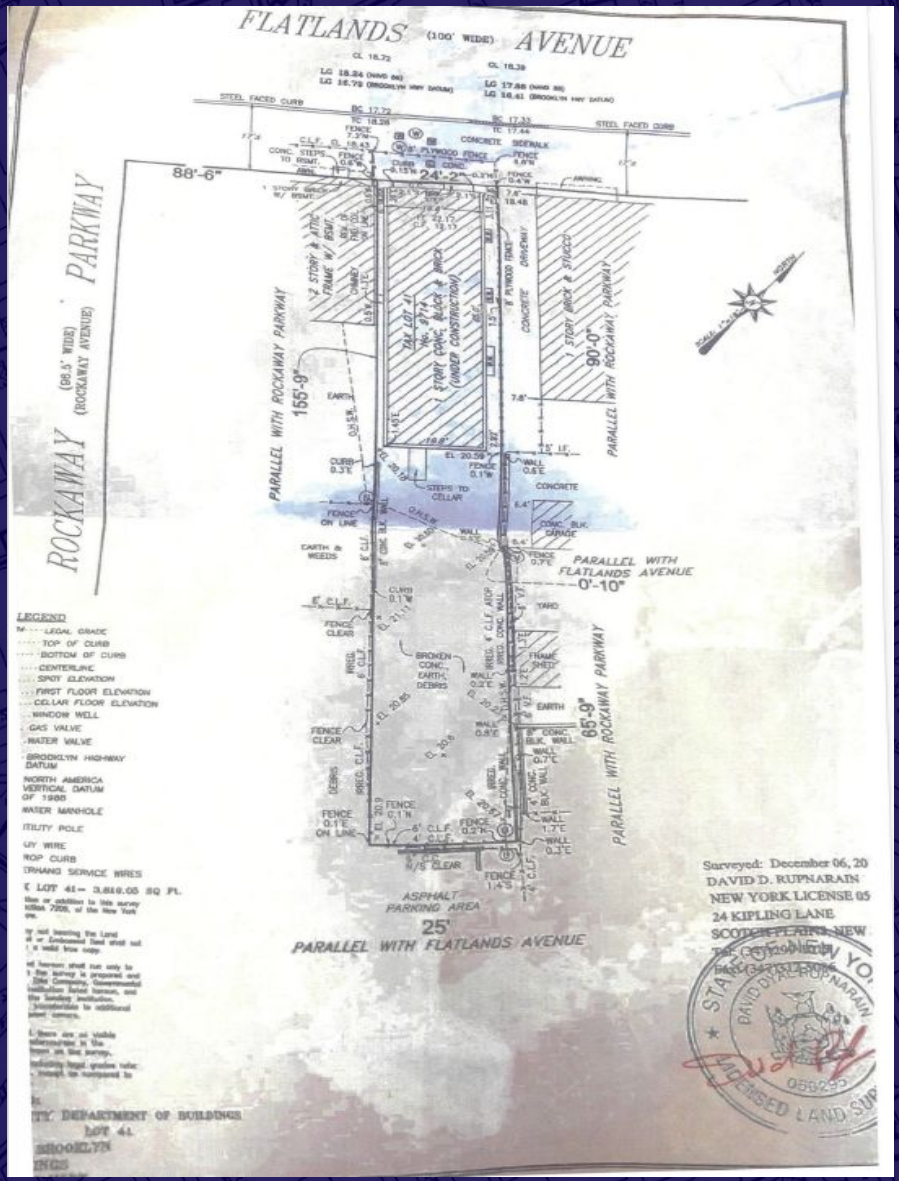
Address	9714 Flatlands Ave
Neighborhood	Canarsie
Block/Lot	08205-0041
Lot Dimensions	24.17 x 156'
Lot Sq. Ft.	3,819
BUILDING INFORMATION	
Building Type	Mixed-Use (Partially Completed)
Building Sq. Ft.	1,120
Total Units	1
TAX INFORMATION	
Assessed Value ('26-27)	$29,520
Gross Taxes ('26-'27)	$5,858
ZONING / POTENTIAL DEVELOPMENT INFORMATION	
Zoning District	R5D, R5, C2-3 (Split)
Standard FAR:	1.82
Residential BSF:	6,951
Commercial FAR:	1.26
Commercial BSF:	4,812
QRS FAR (spilt adj):	2.36
QRS BSF (split adj):	9,013
Comm. Fac. FAR:	2
Comm. Fac. BSF:	7,638
Max Residential Units:	11
Max Residential BSF	7,638 (2.0 out of 2.36 FAR)
Max Height/Est. Stories:	55'/5

ASKING **$1,100,000**

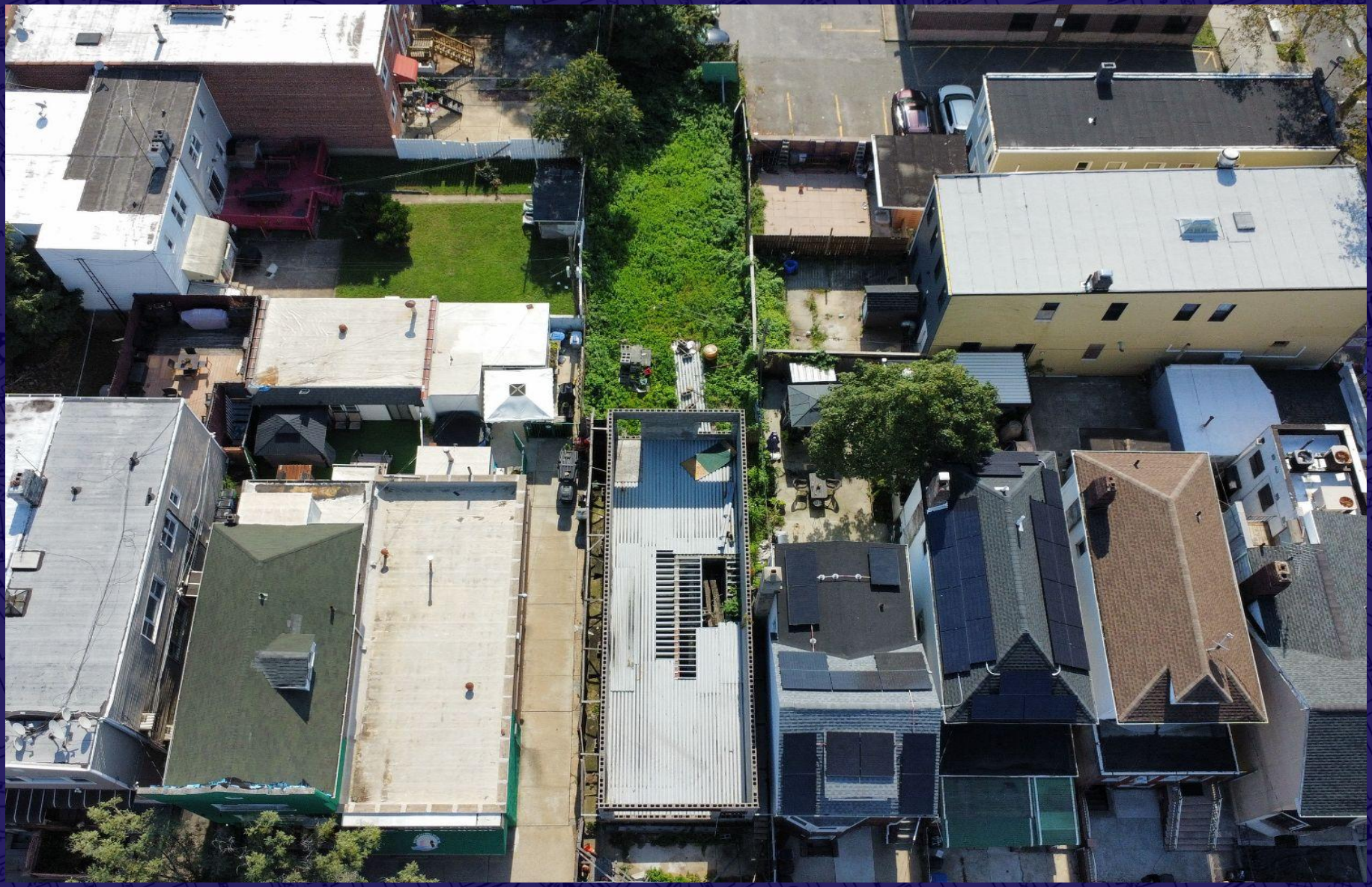
SITE SURVEY

That the said premises are known as and by the street address: 9714 Flatlands Avenue, Brooklyn, New York and as Block 8205 Lot 41 as shown on the following diagram.





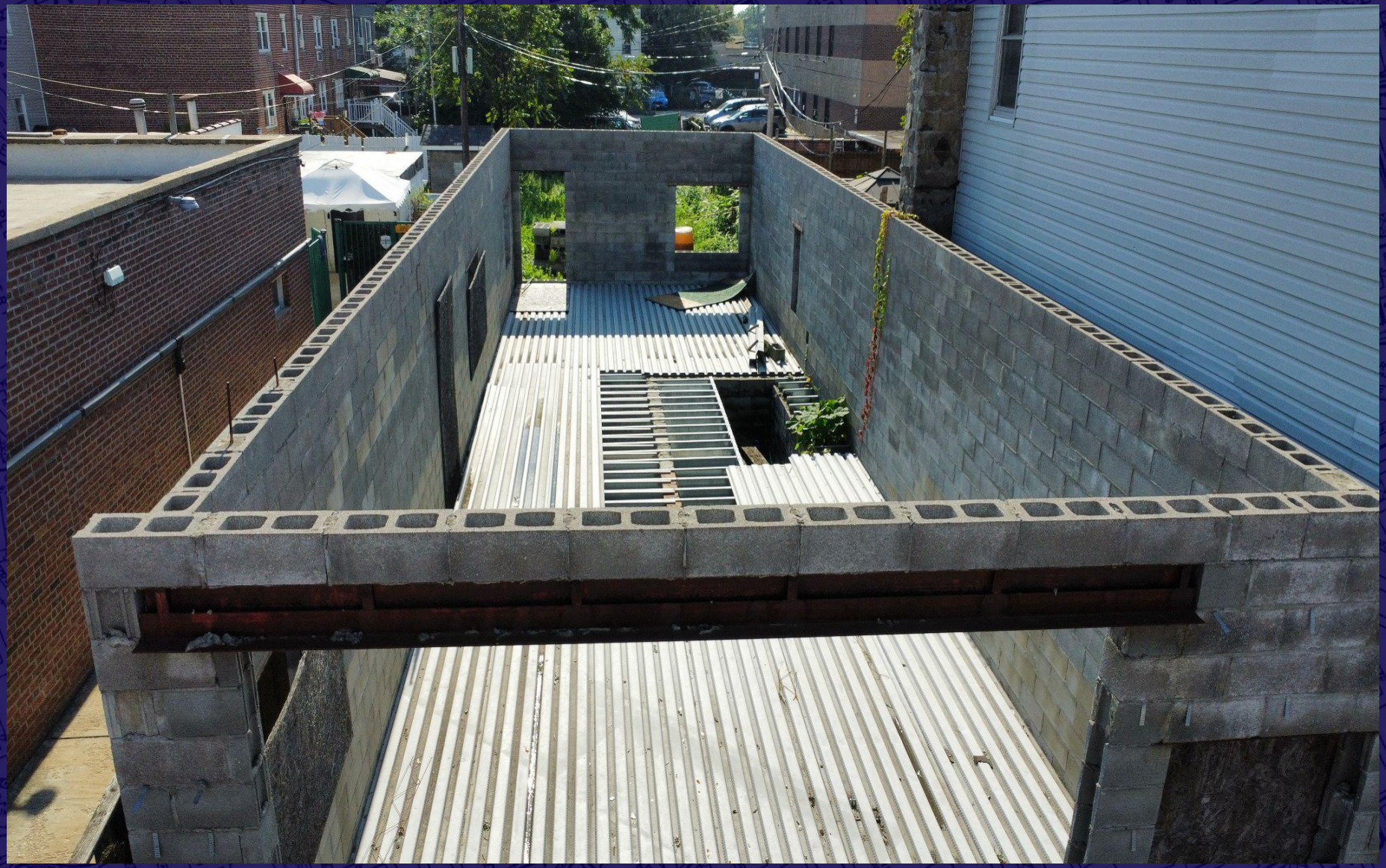
ADDITIONAL PICTURES



ADDITIONAL PICTURES



ADDITIONAL PICTURES



CONTACT **INFORMATION**

Contact exclusive broker for additional details.



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While deemed reliable, the information contained herein should not be relied upon as legal or professional advice. Interested parties are encouraged to conduct their own independent research and due diligence.