

TRI STATE COMMERCIAL®

**FOR SALE**

1,015 SF BEDFORD-STUYVESANT VACANT LOT  
ZONED FOR RESIDENTIAL DEVELOPMENT

# 244 Saratoga Avenue

Brooklyn, NY 11233

Between Herkimer Street & Atlantic Avenue

FOR  
SALE

Leon de la Torre  
212.433.3355

TRI STATE COMMERCIAL®

**\$249,000**  
OFFERED AT

SHLOMI BAGDADI  
212.433.3355 x101  
sb@tristatecr.com

LEON DE LA TORRE  
212.433.3355 x1045  
leon.d@Tristatecr.com

**TSC.**

## PROPERTY SUMMARY

### EXECUTIVE SUMMARY

244 Saratoga Avenue presents an excellent development opportunity in the heart of Brooklyn, NY 11233. This vacant lot is ideally suited for a buyer looking to build a dream condo or two-family home from the ground up. A similar project was recently completed nearby at 6 Louis Place, demonstrating strong potential for residential development in this corridor. The site offers excellent street frontage and visibility, along with close proximity to public transit and subway access, making it highly convenient for future residents. This is a drive-by property only, so interested buyers are encouraged to bring their blueprints and start building on this promising Brooklyn lot.

### LOCATION OVERVIEW

Ideally situated in the Ocean Hill section of Brooklyn, 244 Saratoga Avenue is located within a well-established and steadily growing residential neighborhood. The lot benefits from close proximity to public transit and subway access, offering future residents a convenient commute to and from Manhattan and other parts of Brooklyn. The surrounding blocks are lined with a mix of two-family homes, condos, and new construction, reflecting the area's ongoing residential development. With easy access to local bus routes and nearby subway stations, this location offers strong appeal for future owner-occupants or investors looking to build in a neighborhood with continued residential growth.

|                   |                                              |
|-------------------|----------------------------------------------|
| Address           | 244 Saratoga Avenue,<br>Brooklyn, NY 11233   |
| Location          | Between Herkimer Street<br>& Atlantic Avenue |
| Block/Lot         | 1561 / 25                                    |
| Zoning            | R5B                                          |
| Lot Dimensions    | 17.5 FT x 58 FT                              |
| Lot Size          | 1,124 SF                                     |
| Maximum FAR       | 1.35                                         |
| Usable Floor Area | 1,370 SF                                     |
| Building Class    | V0                                           |
| Currently         | Vacant Lot                                   |
| Drive-By          | Property                                     |
| Tax Class         | 1B                                           |
| Taxes (25/26)     | \$5,760                                      |



**\$249,000**

Offered At

**1,370 SF**

Usable Floor Area

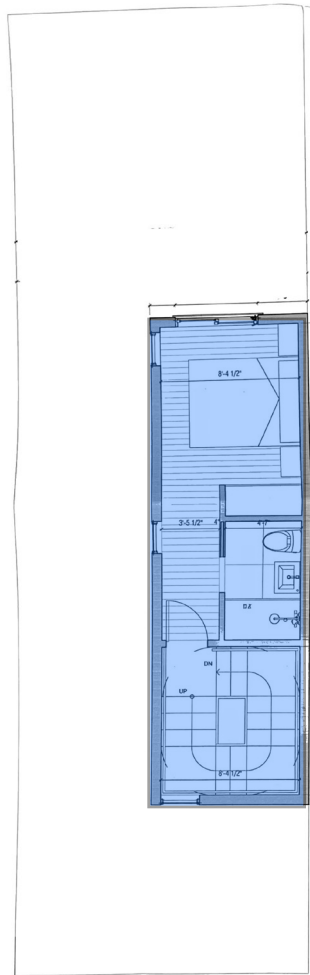
**1.35**

Maximum FAR

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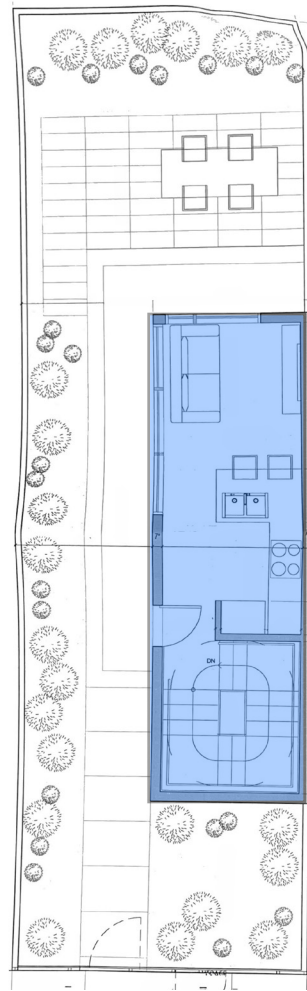
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## PROPOSED FLOOR PLANS



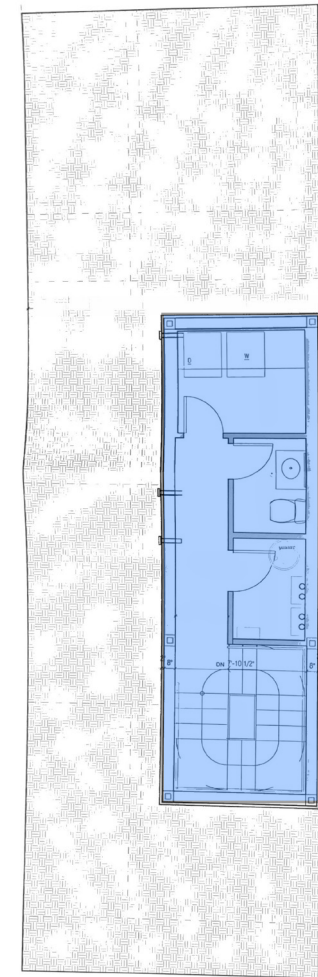
17 FT FRONTAGE

**CELLAR**



17 FT FRONTAGE

**GROUND FLOOR**



17 FT FRONTAGE

**SECOND & THIRD FLOOR**

All square footages are approximate

## PROPOSED STACKING PLAN

THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



CELLAR

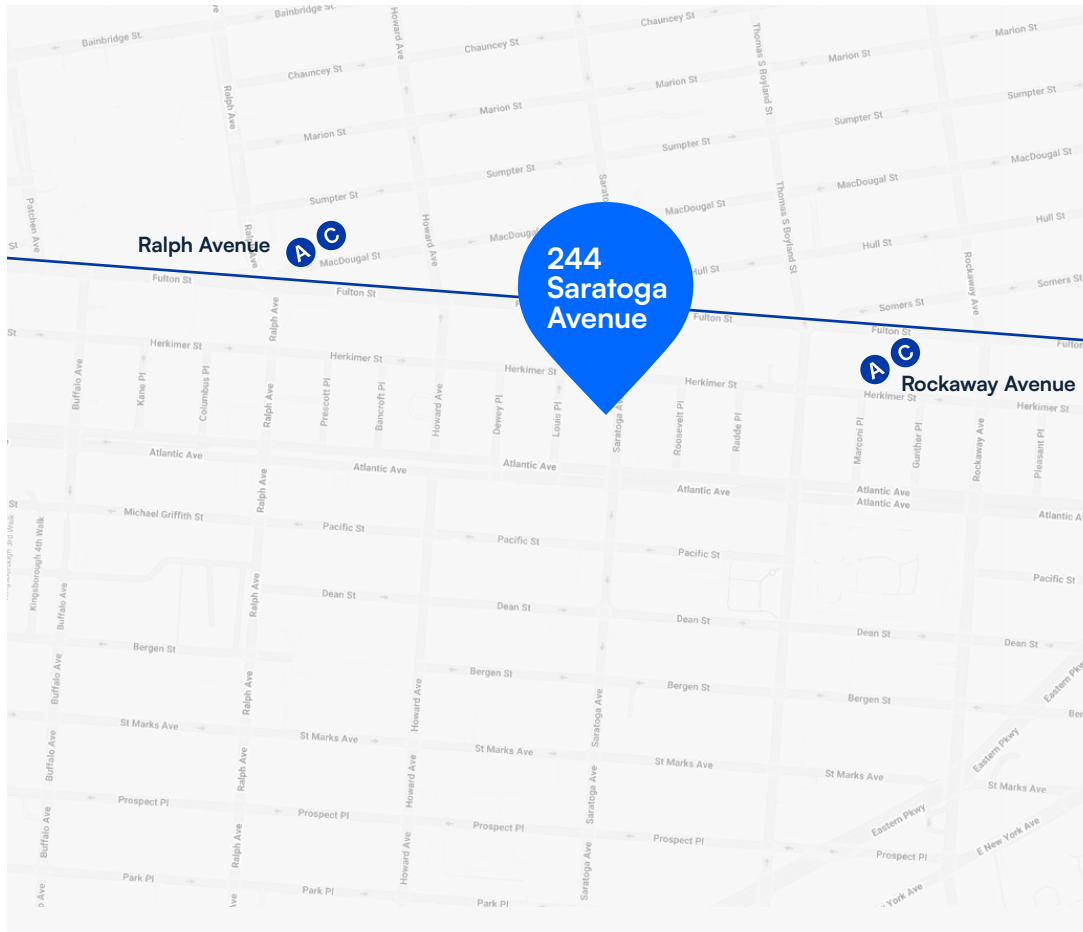


## TRANSPORTATION AND TAX MAP

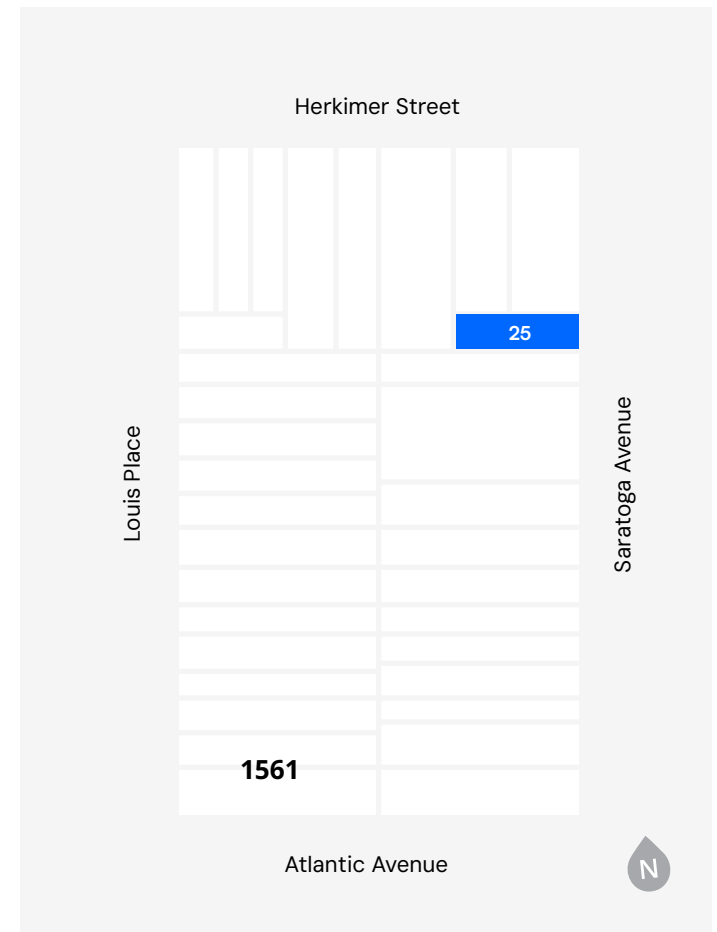
### NEAREST TRANSIT

**A C** Trains at Ralph Avenue & Rockaway Avenue

**B25 B7 B47** Bus Lines



### TAX MAP



## ZONING

### R5B

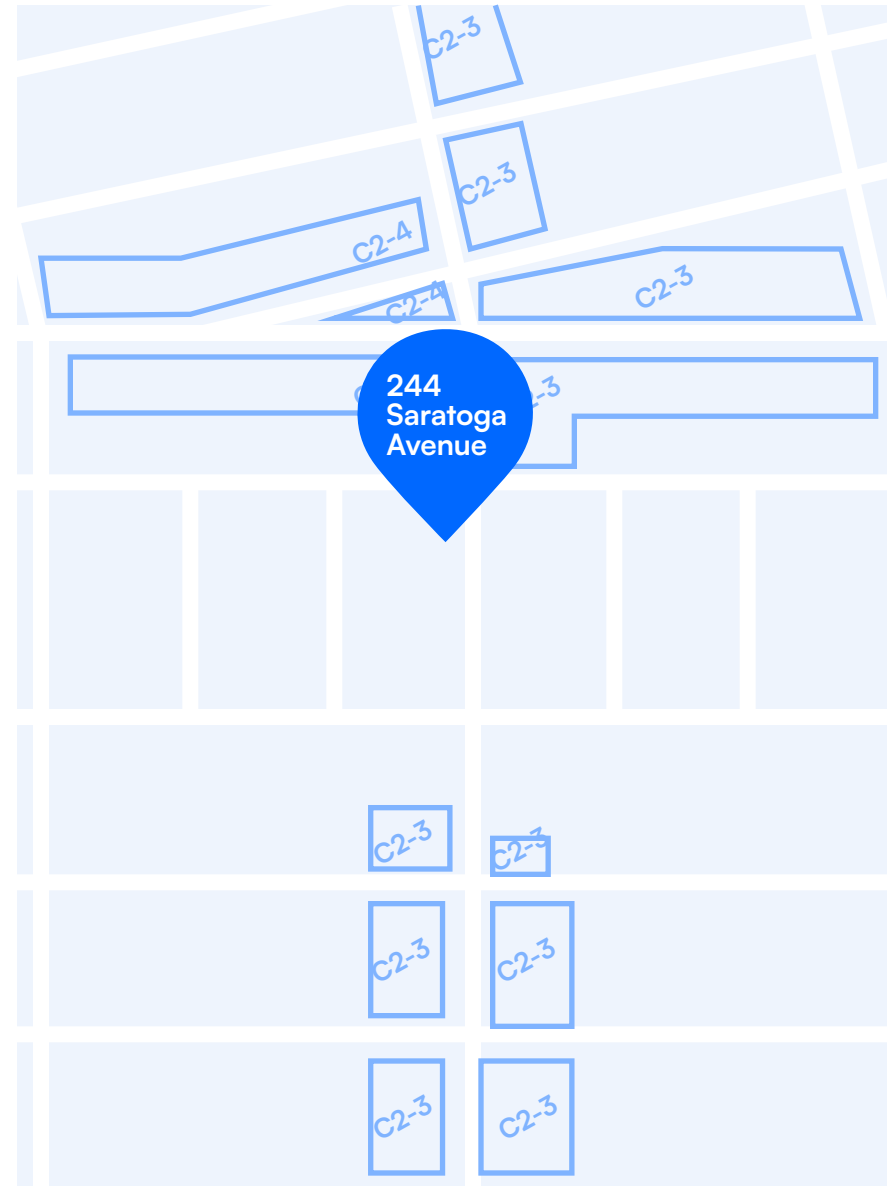
R5B is a contextual, lower-density residential zoning district in New York City designed primarily to preserve the scale of rowhouse and small-scale residential neighborhoods. R5B permits a maximum residential Floor Area Ratio (FAR) of 1.35, allowing for one- and two-family homes, as well as small multi-family buildings that fit within the existing streetscape. Building heights are contextually regulated, with a maximum base height of 30 feet and an overall maximum building height of 40 feet, ensuring new construction remains consistent with the surrounding low-rise character.

Off-street parking requirements generally apply, though exemptions may be available for small lots or properties located within designated transit zones. R5B districts are commonly found in neighborhoods such as Bedford-Stuyvesant, Ocean Hill, and Crown Heights, where they support the continued development of townhouses, two-family homes, and small residential buildings while maintaining the neighborhood's traditional low-rise character.

ZONING DISTRICT R5B

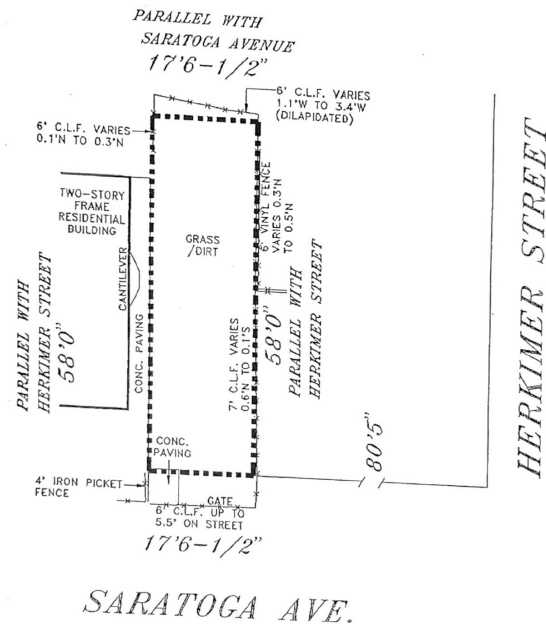


COMMERCIAL OVERLAYS



## SURVEY

TAX BLOCK 1561 TAX LOT 25  
 PROPERTY SITUATED AT 244 SARATOGA AVENUE, BOROUGH OF BROOKLYN, COUNTY OF KINGS,  
 CITY AND STATE OF NEW YORK.  
 TITLE NO.: HUD-130414X



THIS SURVEY IS CERTIFIED TO:  
 1. HUDSON ABSTRACT & SETTLEMENT SERVICES, LTD.  
 2. THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE.  
 3. RAKHIM KHAIMOV.

SCALE 1" = 20'

1. THIS SURVEY IS FOR TITLE PURPOSE ONLY, NOT FOR ANY OTHER USAGE.  
 2. EASEMENTS OR RIGHT-OF-WAYS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED.

SURVEYED ON MAY 22, 2013

SURVEYED BY

HUBERT S. YUEN  
 LAND SURVEYOR  
 242-20 BARROWS COURT  
 DOUGLASTON, NY 11362  
 (718) 428-2063



HUBERT S. YUEN  
 N.Y. LICENSE NO. 049908

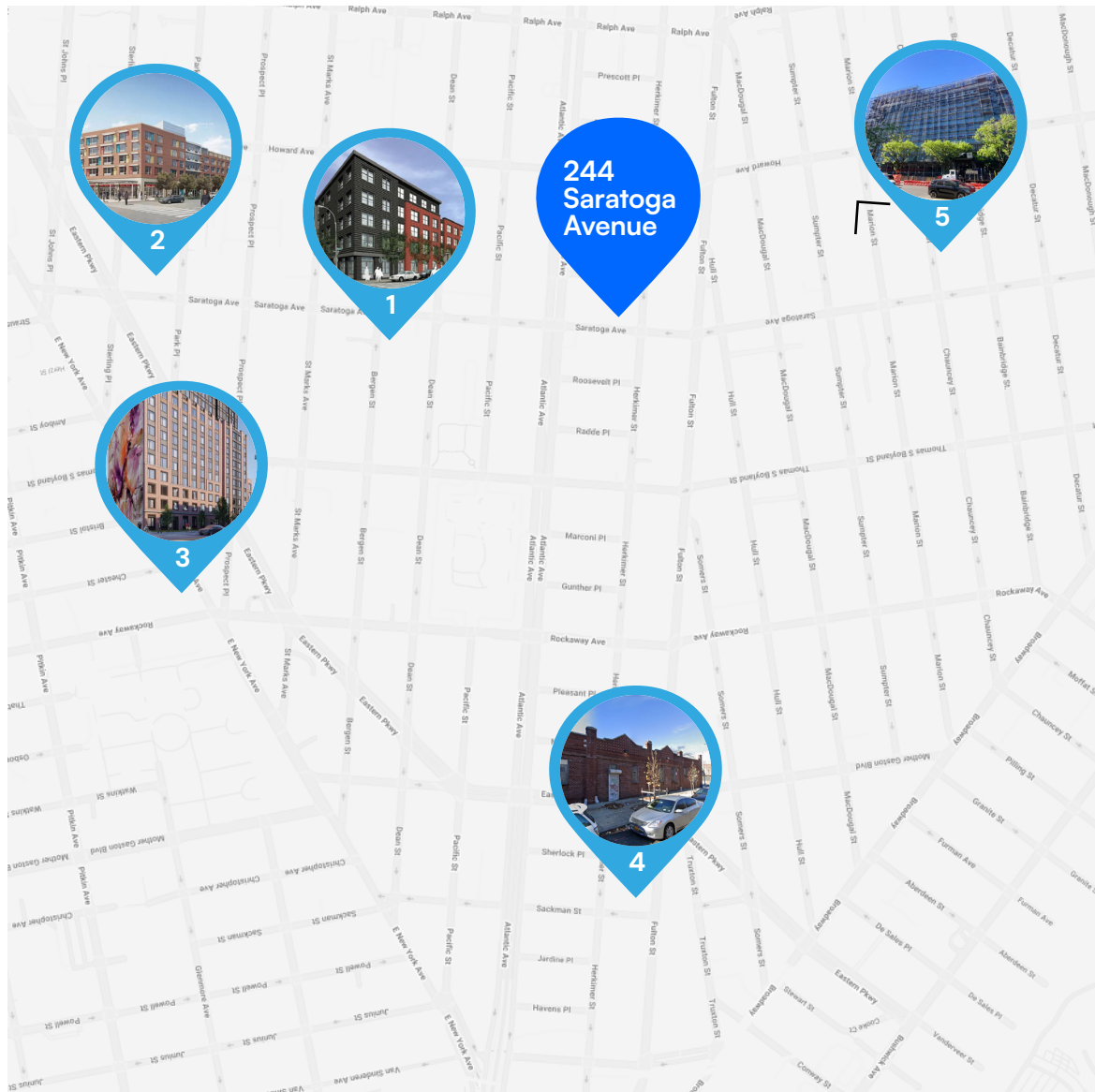
GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE CO., GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED. THE ASSIGNEES OF THE LENDING INSTITUTION GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE N.Y.S. EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED AS A VALID TRUE COPY.

THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS AND ANY OTHER CONSTRUCTION.

## DEVELOPMENTS IN THE AREA



### BUILDING DEVELOPMENTS

- 1. Bergen Saratoga — 331 Saratoga Avenue**  
(~0.2 mi) — Developed by Dunn Development Corp, providing 40 studio units for special needs individuals, with 24/7 security, a community room, library/computer room, tenant garden, and children's play area.
- 2. Prospect Plaza — 430 Saratoga Avenue**  
(~0.4 mi) — Developed by Duvernay & Brooks LLC, an affordable development providing 394 units total across three buildings (one-, two-, and three-bedroom). One site sets aside 27 units for families formerly in city homeless shelters.
- 3. 326 Rockaway Avenue** (~0.5 mi) — 14-story mixed-use project by Slate Property Group and RiseBoro Community Partnership, nearing its final height, with about 60% of units used as supportive housing for young adults and the rest as traditional affordable family housing, plus ground-floor retail and a parking garage.
- 4. 50 Sackman Street** (~0.5 mi) — Permits filed for an 11-story mixed-use tower including commercial/retail space on the ground floor.
- 5. 1826 Fulton Street (Brooklyn Gardens site)**  
(~0.5 mi) — Two new buildings rising on a former nursing home parking lot between Herkimer and Fulton, developed by LM Developments (Jacob Landau). The westernmost building has topped out at 11 stories with 213 apartments; a second building is starting excavation. Combined, the two buildings will bring 297 apartments to the block.



## ADVISORS BEFORE BROKERS

### LOCATION OVERVIEW

#### BEDFORD-STUYVESANT

Steeped in history and cultural significance, Bedford-Stuyvesant is one of Brooklyn's most iconic and evolving neighborhoods. Known for its striking brownstones and tight-knit community feel, "Bed-Stuy" blends longstanding local traditions with a wave of new restaurants, cafes, and boutiques that continue to reshape its commercial corridors. The neighborhood offers convenient access to multiple subway lines and bus routes, making it an easy commute to Manhattan and other parts of Brooklyn. With a strong sense of community, active civic life, and ongoing residential development, Bedford-Stuyvesant remains a highly sought-after destination for families, young professionals, and investors alike.

#### POINTS OF INTEREST

- Herbert Von King Park
- Restoration Plaza
- Weeksville Heritage Center
- Fulton Street Shopping Corridor

#### DEMOGRAPHICS

*Within a one-mile radius of the property*

**63,119**

Total Households

**162,719**

People

**\$84,155**

Avg Household Income

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**1,015 SF**

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