

# 23 WEST 9TH STREET

RED HOOK | BROOKLYN, NY 11231

**FOR SALE**  
**LIGHT-MANUFACTURING**  
**BUILDING WITH RESIDENTIAL**  
**F.A.R. UPSIDE**

6,916 SF BUILDING ON A 6,916 SF LOT

R5 ZONING

+ 3,458 SF OF ADDITIONAL BUILDABLE AREA



## PROPERTY OVERVIEW

Well-located one-story light-manufacturing building in Red Hook, Brooklyn on a full 6,916 SF lot, with zoning headroom for expansion. Suited to owner-users, industrial investors and 1031 buyers seeking a Brooklyn waterfront foothold.

**REDUCED PRICE!**  
**CONTACT BROKERS FOR PRICING & TOUR**

**GREINER-MALTZ**  
REAL ESTATE

24-09 38th Avenue, Long Island City, NY 11101 | 718-786-5050 | greinermaltz.com | "Creating Opportunities Together."

FOR MORE INFORMATION CONTACT

**SHARONE LEVY** | 718-786-5050 ext. 222 | [slevy@greiner-maltz.com](mailto:slevy@greiner-maltz.com)  
**GUY SOLO** | 347-327-4001 | [gsolo@greiner-maltz.com](mailto:gsolo@greiner-maltz.com)

# BUILDING, LOCATION & PROPERTY DETAILS

23 West 9th Street, Red Hook, Brooklyn, NY 11231 | Block 534, Lot 37 | R5 Zoning

## BUILDING SNAPSHOT

**6,916 SF**

BUILDING (1 STORY)

**6,916 SF**

LOT (69.17' x 100')

**1925**

YEAR BUILT

**MASONRY**

CONSTRUCTION

**15 FT**

ROOF HEIGHT

**R5**

ZONING DISTRICT

## ZONING & FINANCIALS

Zoning

**R5 (Residential)**

Residential FAR

**1.5**

Current FAR (Built)

**1.00**

Max Buildable Area

**10,374 SF**

Additional Buildable\*

**+3,458 SF**

Annual Real Estate Tax

**\$44,305 (2026/27)**

Current Use

**Light Manufacturing (F5)**

\*Additional buildable area reflects R5 residential FAR headroom. Buyer to confirm scope of any expansion/conversion with architect and counsel; property reflects 1 open DOB violation — buyer to verify current status.

## LOCATION & TRANSIT

Steps to Smith–9th Sts Subway **F** **G** | Red Hook waterfront, central Brooklyn location

Walk Score 85 (Very Walkable) | Transit Score 79 (Excellent Transit) | Bike Score 94 (Biker's Paradise)

## THE ASSET

Address Neighborhood

**23 W 9th St (23-27 W 9th St) Red Hook, Brooklyn**

Block / Lot

**534 / 37**

Lot Size

**6,916 SF (69.17' x 100')**

Building Size

**6,916 SF**

Stories

**1 Masonry (Grade C)**

Construction Year Built

**1925**

Roof Height

**15 FT**

