FOR SALE

138A 16th Street, Brooklyn, NY 11215

Park Slope Development Opportunity
with Approved Plans

Ariel A
GREA Partner



Rendering

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- Approved Plans for 12,576 Gross SF Residential Development of a 5-Story Elevator Building with Cellar, Backyard & Rooftop.
- The site has demo permits in-place, ACP-5, and fully negotiated access agreements with the neighbors.
- Five (5) Spacious 3-Bedroom / 2.5-Bathroom Units.
- Condominium Sellout Potential Exceeding $1,550/SF.
- Prime Park Slope Location with Convenient Access to Transportation. Less than 5 blocks to F/G subway lines at 4th Avenue–9th Street & one block from B63 Bus at 14th Street. One block away from the D/N/R/W at 4th and Prospect Ave.



Exclusively Represented By
212.544.9500 | arielpa.nyc

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Jason M. Gold x22
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For Financing Information:

Nicholas Campoli x416
ncampoli@arielpa.com

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Property Information	
Block / Lot	1052/24
Lot Dimensions	24' x 139.58'
Lot Sq. Ft.	4,570
Building Dimensions	24' x 36'
Stories	5
Total Units (Per Plans)	5
Zoning	R6B
Gross Building Sq. Ft. (Per Plans)	12,576
Net Building Sq. Ft. (Per Plans)	9,100
Tax Class	1
Assessment (26/27)	$34,825
Real Estate Taxes (26/27)	$6,910

*All square footage/buildable area calculations are approximate

Asking Price: $3,800,000

CA LINK

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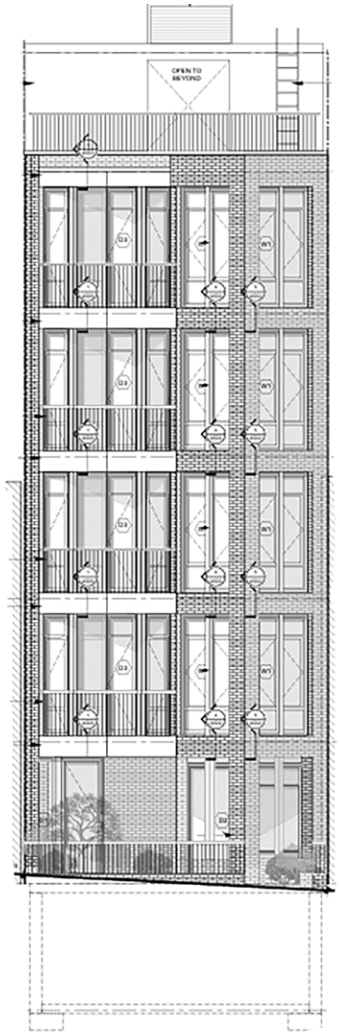

SUMMARY OF FLOOR AREAS AND SCHEDULE OF DWELLING UNITS														
SUMMARY OF FLOOR AREAS										SCHEDULE OF D.U.'S				
FLR.	GROSS AREA	EXCLUDED BULKHEAD AREA	EXCLUDED AMENITY	CORR. 50%	CORR. 100%	MECH. DEDUCT.	TOTAL Z. AREA PRE ENERGY	ENERGY DED. 5%	TOTAL Z. AREA	FLR.	DWELLING UNITS			NUMBER OF DU
											1 BDRM.	2 BDRM.	3 BDRM.	
CELLAR	1,936.60													
BASEMENT	1,997.97		33.89		178.59	26.35	1,759.14	87.96	1,671.18	BASEMENT			1	1
1ST	1,997.94				43.27	40.10	1,914.57	95.73	1,818.84	1ST			1	1
2ND	1,997.94				43.27	40.10	1,914.57	95.73	1,818.84	2ND			1	1
3RD	1,997.94				43.27	40.10	1,914.57	95.73	1,818.84	3RD			1	1
4TH	1,997.94				43.27	40.10	1,914.57	95.73	1,818.84	4TH			1	1
ROOF	650.28	477.78		NA	NA				172.50	ROOF	NA	NA	NA	NA
TOTAL	**12,576.61**	**477.78**	**33.89**	**0.00**	**351.67**	**186.74**	**9,417.42**	**470.87**	**9,119.05**	**TOTAL**	**0**	**0**	**5**	**5**

Asking Price: $3,800,000

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Nestled in the charming neighborhood of South Park Slope, it provides a tranquil retreat from the bustling avenues, while still being steps away from eclectic local dining, boutique shopping, and major transit lines.

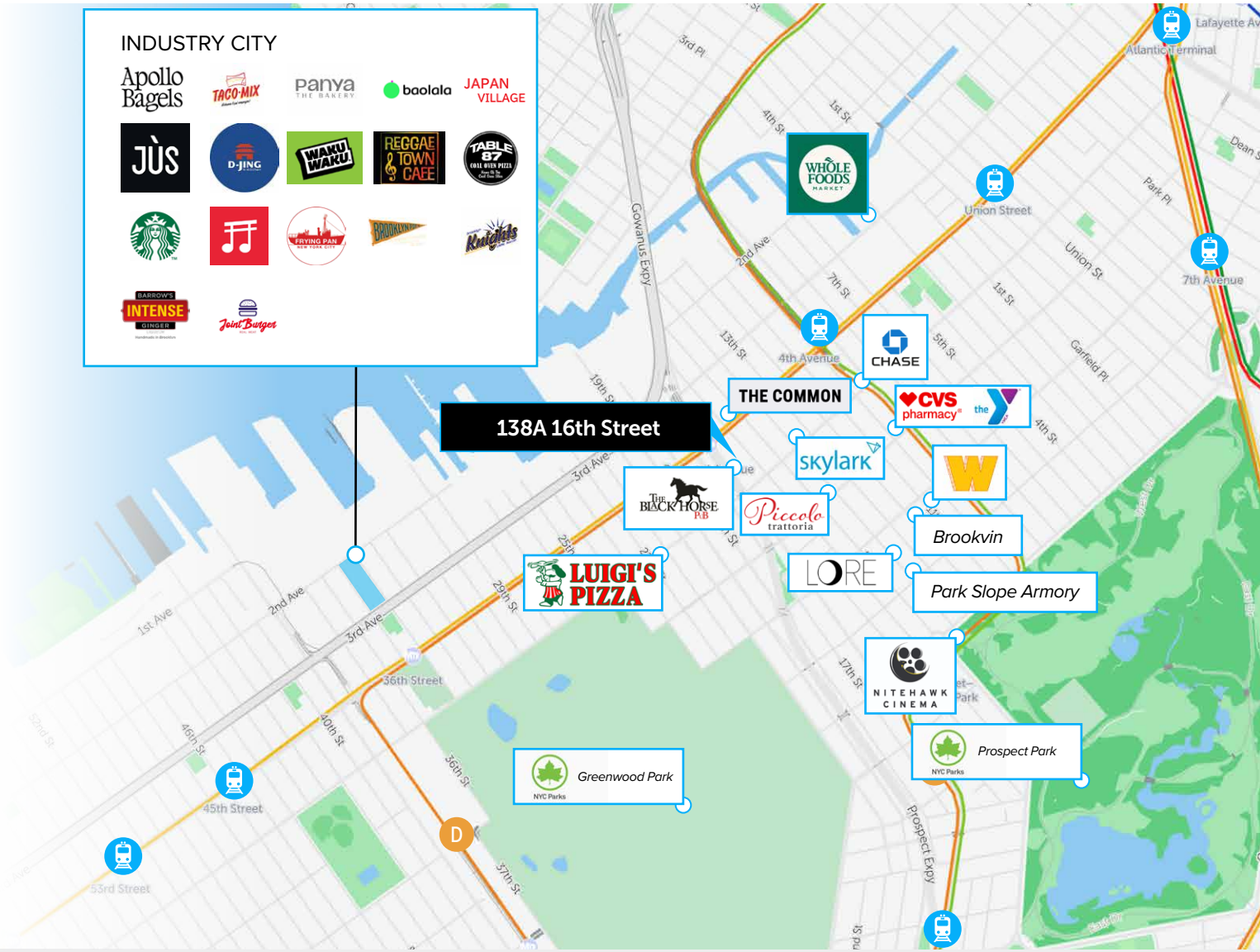
Transportation Score

100
Public Transportation

98
Walker's Paradise

86
Very Bikeable

Visit Walk Score Website →



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