

FOR SALE
4th Avenue
Development
Assemblage
Brooklyn, NY, 11215

40,120 BSF Corner Mixed-Use Development Site



4th Avenue Development Assemblage, Brooklyn, NY, 11215

40,120 BSF Corner Mixed-Use Development Site | **FOR SALE**



➤ Walking distance to the Barclays Center



➤ 40,120 BSF Corner mixed-use development site in prime Gowanus



➤ Located on the southwest corner of 4th Avenue & 7th Street



➤ Rental market is \$85 PSF with condo sellouts surpassing \$1,600/SF



➤ 120 Feet of wrap around frontage along 4th Avenue & 7th Street



➤ Two blocks from the 4th Avenue-9th Street F,G, & R line along with the B61 bus line - accessible transportation to all five boroughs



➤ Prime corner location in a transformed neighborhood surrounded by numerous restaurants, cafes, parks and entertainment hot spots

Asking Price: \$13,000,000

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Stephen Vorvolakos x25
svorvolakos@arielpa.com

Nicole Daniggelis x58
ndaniggelis@arielpa.com

For Financing Information:

Matthew Dzbanek x48
mdzbanek@arielpa.com

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	Total	244A 7th Street	246 7th Street	416 4th Avenue
Block / Lot	997/38,39,40	997 / 38	997 / 39	997 / 40
Lot Dimensions	N/A	15.58' x 100'	15.75' x 100'	30.33' x 60'
Lot Sq. Ft.	5,132	1,558	1,575	1,999
Zoning (As-of-Right)	C4-4D	C4-4D	C4-4D	C4-4D
FAR (As-of-Right)	8.5	8.5	8.5	8.5
Buildable Area (As-of-Right)	43,622	13,243	13,388	16,992
Tax Class	1, 2B	1	1	2B
Assessment (24/25)	\$257,537	\$19,348	\$14,437	\$223,752
Real Estate Taxes (24/25)	\$34,478	\$3,886	\$2,618	\$27,973

*All square footage/buildable area calculations are approximate

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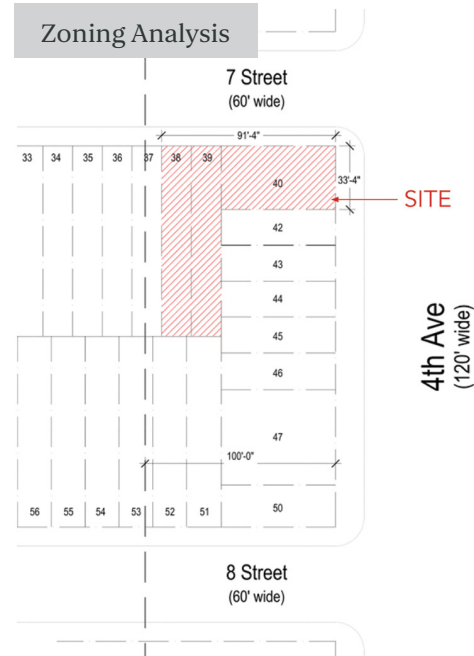
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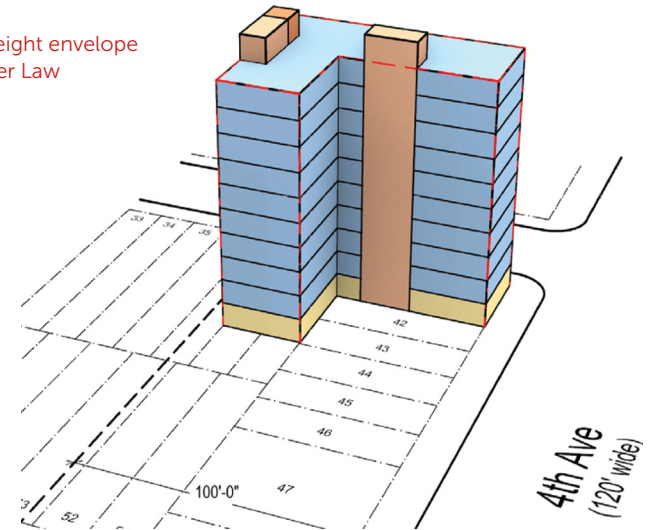
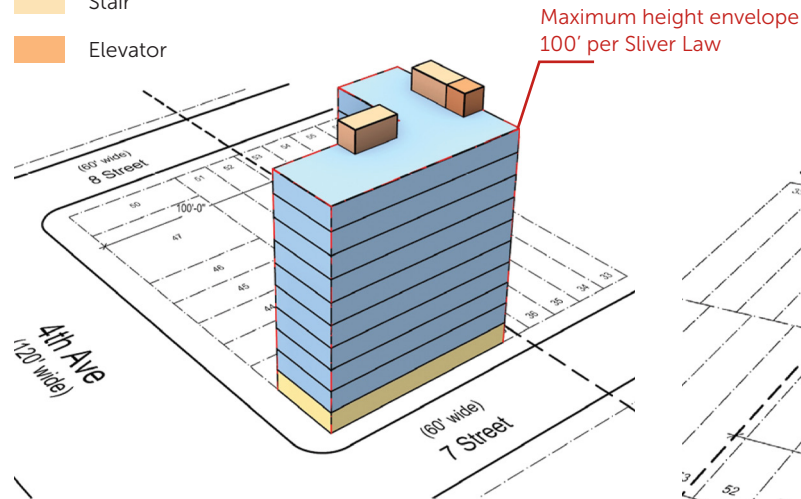
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- Commercial & Lobby
- Residential
- Corridor
- Stair
- Elevator



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416 4th Avenue



244A 7th Street & 246 7th Street



Aerial View



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. July 1, 2024 2:54 pm

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RETAIL

- 1 Whole Foods
- 2 Walgreens

EDUCATIONAL

- 1 PS 118 The Maurice Sendak Community School
- 2 M.S. 51 William Alexander
- 3 The Childrens School
- 4 Berkeley Carroll Lower School

FOOD & BEVERAGE

- 1 Alma Negra
- 2 Starbucks
- 3 Table 87
- 4 Chela
- 5 Terre
- 6 Shelsky's
- 7 Just Salad
- 8 Al di La Trattoria
- 9 Sweet Talk

PARK

- 1 Ennis Park
- 2 Washington Park
- 3 Prospect Park

BANK

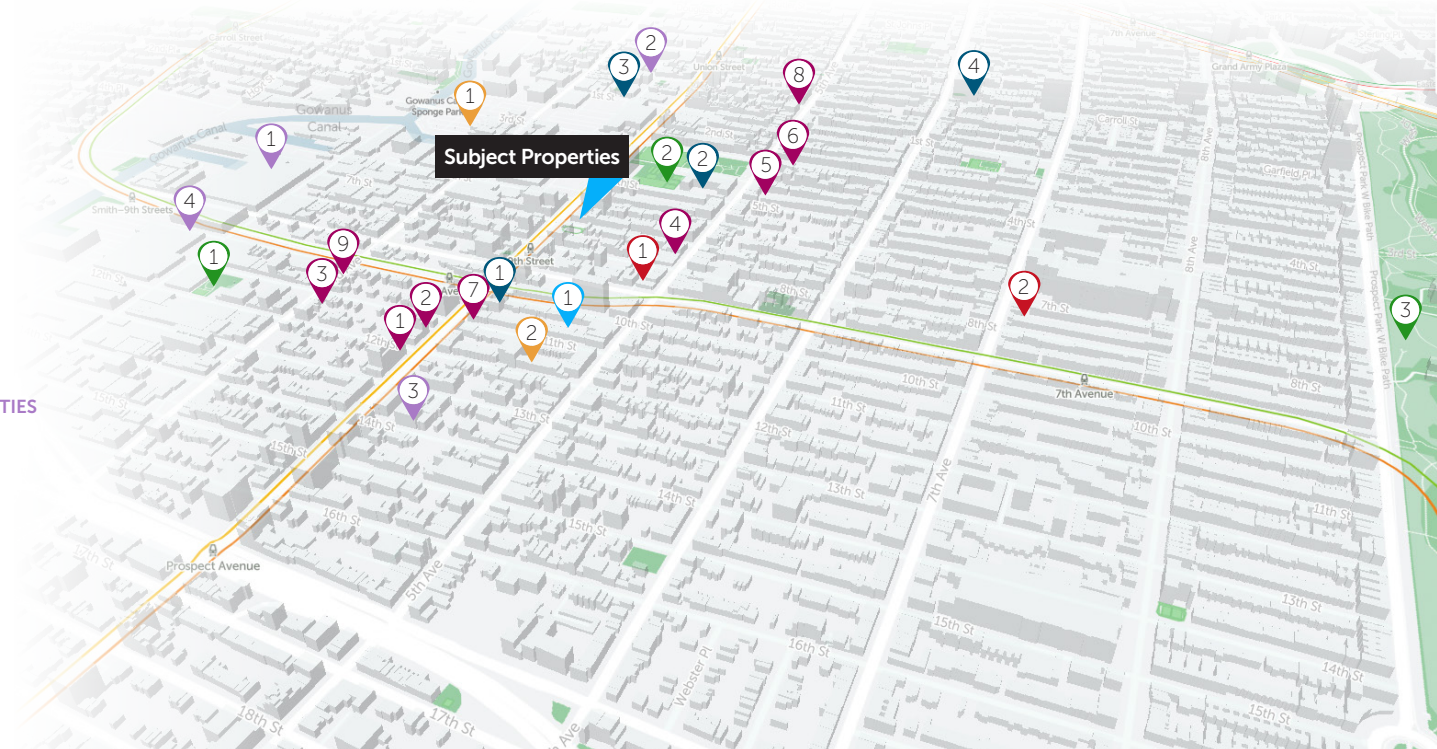
- 1 Chase

MEDICAL

- 1 City MD
- 2 NewYork-Presbyterian
Brooklyn Methodist Hospital

ENTERTAINMENT AND ACTIVITIES

- 1 The Bell House
- 2 Dinosaur BBQ
- 3 Gallery Players
- 4 Playwell



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