

FOR SALE

# 157

Smith Street,  
Brooklyn, NY 11201

Boutique Development Opportunity  
with Approved Plans in Boerum Hill





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- Located on the east side of Smith Street between Bergen & Wyckoff Streets
- Approved plans for a 5-story, 11,162 SF 7-unit elevator building
- 1 commercial space, four (4) 1-bedroom/1-bath and two (2) 2-bedroom/2-bath duplexes
- Protected Tax Class 2B
- Commercial rents range from \$125/SF to \$200/SF
- Condominium sellouts \$1,600+/SF; Residential rents \$85+/SF
- A bustling corridor home to local and national tenants with foot traffic of 10,000+ pedestrians daily in Boerum Hill
- Within a two block radius of the Bergen Street F & G station, Boerum Park and in a geography district with an abundance of top rated public/ private schools in NYC

**Confidentiality Agreement**

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](mailto:arielpa.nyc)

**Sean R. Kelly, Esq. x59**  
[srkelly@arielpa.com](mailto:srkelly@arielpa.com)

**Nicole Daniggelis x58**  
[ndaniggelis@arielpa.com](mailto:ndaniggelis@arielpa.com)

**Stephen Vorvolakos x25**  
[svorvolakos@arielpa.com](mailto:svorvolakos@arielpa.com)

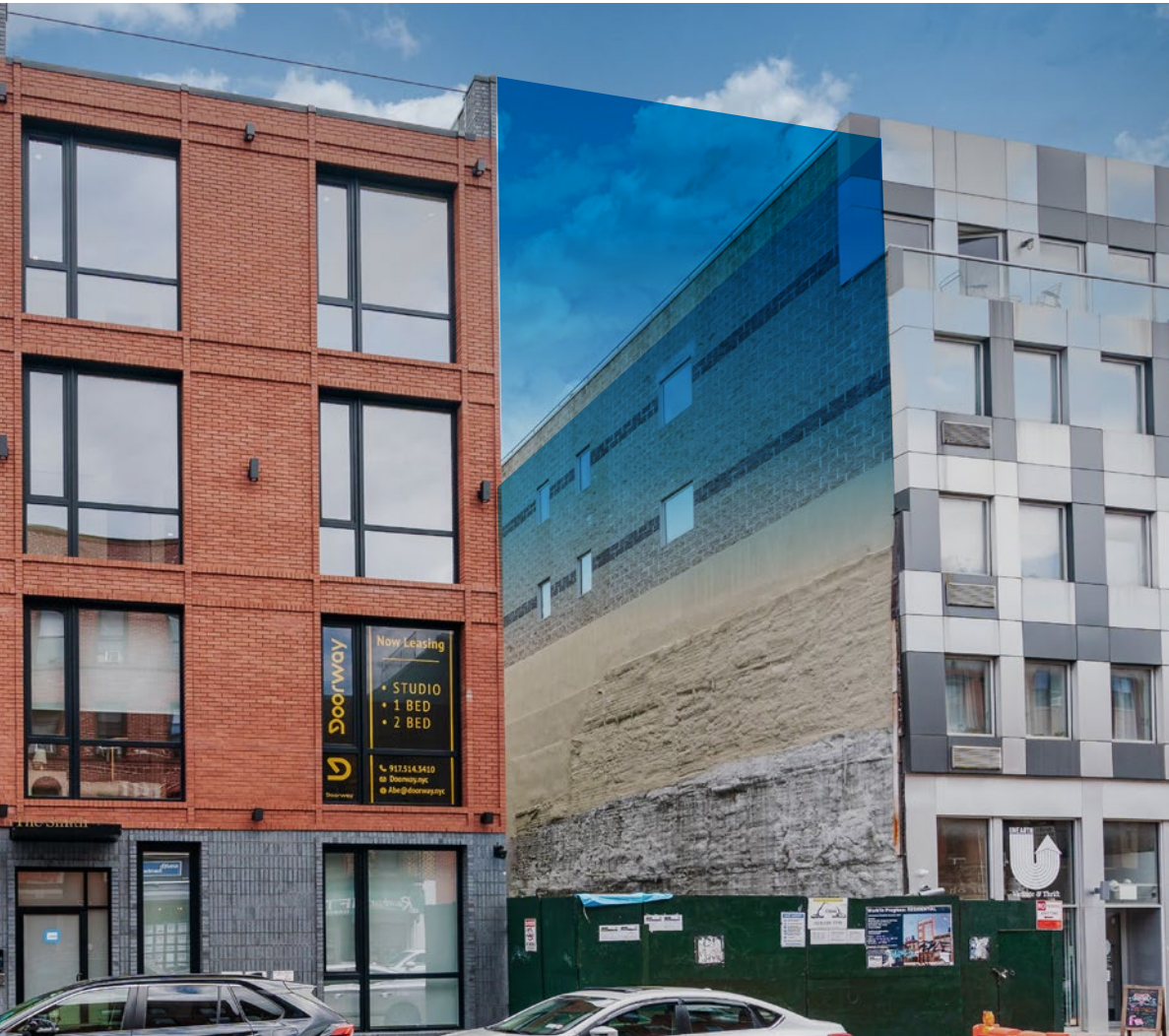
For Financing Information:

**Matthew Dzbanek x48**  
[mdzbanek@arielpa.com](mailto:mdzbanek@arielpa.com)



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Block / Lot	385 / 5
Lot Dimensions	25' x 100'
Lot Sq. Ft.	2,500
Zoning	R6A / C2-4
FAR (Standard)	3.00
FAR (UAP)	3.90
Buildable Sq. Ft. (Per Plans)	11,162
Tax Class	2B
Assessment (25/26)	\$77,945
Real Estate Taxes (25/26)	\$9,743

\*All square footage/buildable area calculations are approximate

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Asking Price: \$4,150,000

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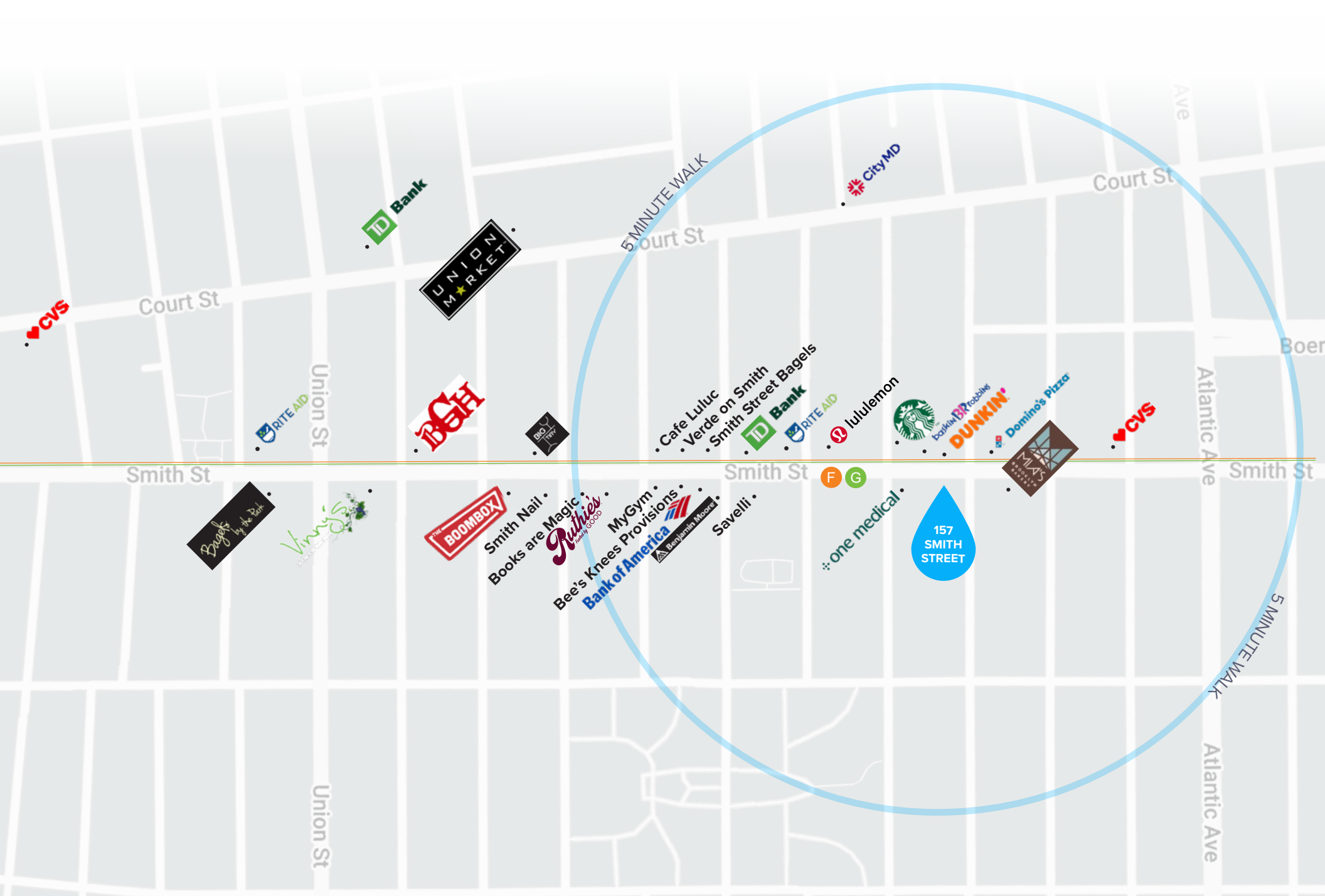
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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. 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. October 1, 2025 5:57 pm

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