

FOR SALE  
SUBMIT ALL PROPOSALS

# 3033 AVENUE V

Sheepshead Bay, NY 11229 | **Brooklyn**



**112,000 BUILDABLE SF MIXED-USE DEVELOPMENT SITE**  
**200' WIDE BLOCKFRONT EXISTING RETAIL STRIP**

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

#1

**Mixed-Use Development Site with 400' of Linear Frontage**

#2

Recently Rezoned to R7D / C2-4 -  
Allowing for 112,000 Buildable Sq.  
Ft. (ZFA)

#3

**Covered Land Opportunity. 12+  
Unit, Cash-Flowing Retail Strip  
with termination options**

#4

Preliminary plans call for 109  
Apartments above ground floor retail  
and below grade parking

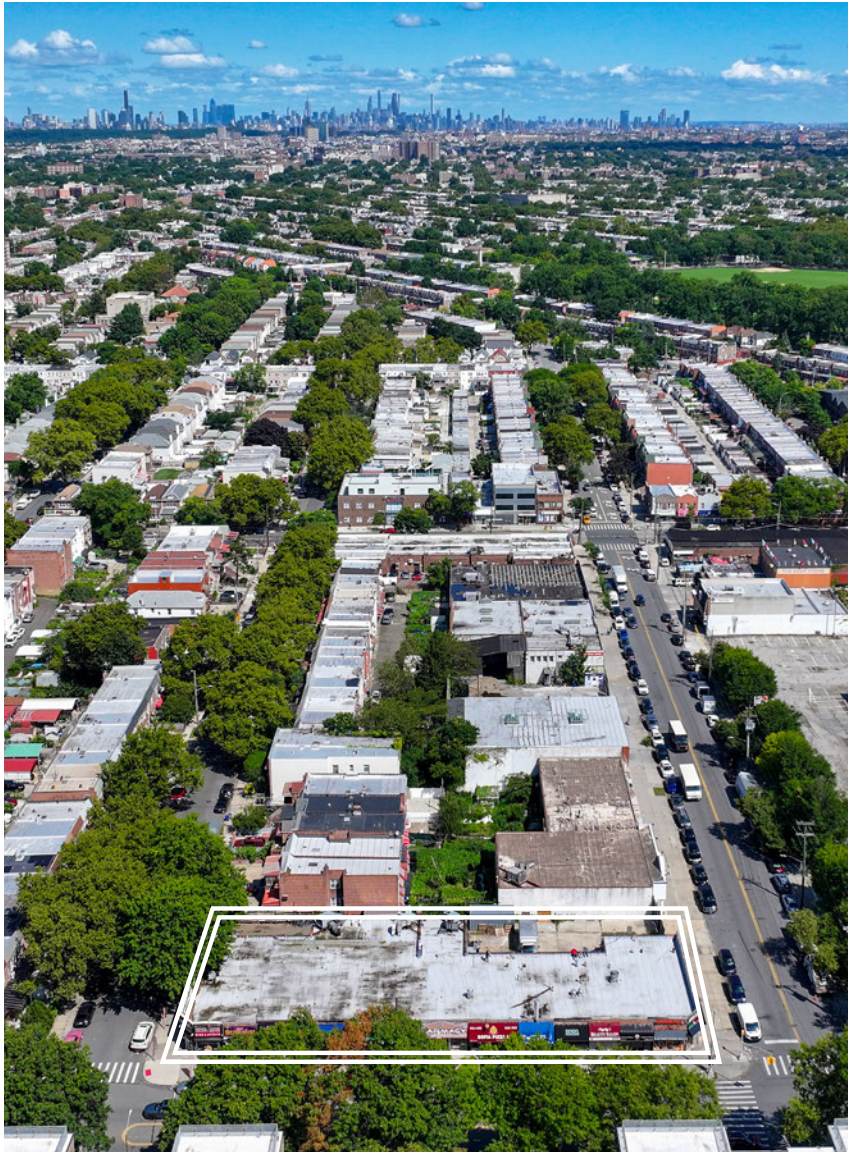
#5

**In close proximity to Aldi, Blink  
Fitness, and other major retail  
along Nostrand Avenue, Avenue U,  
and Gerritsen Avenue.**

Rendering



# PROPERTY OVERVIEW



## PROPERTY SUMMARY

### THE OFFERING

Address	3021-3041 Avenue V Brooklyn NY 11229
Neighborhood	Sheepshead Bay
Block	7367
Lot	36

### PROPERTY INFORMATION

Gross Lot SF	20,000 SF (approx.)
Lot Dimensions	200' x 100'
Stories	Single-story
Existing Building SF	12,500 SF (approx.)

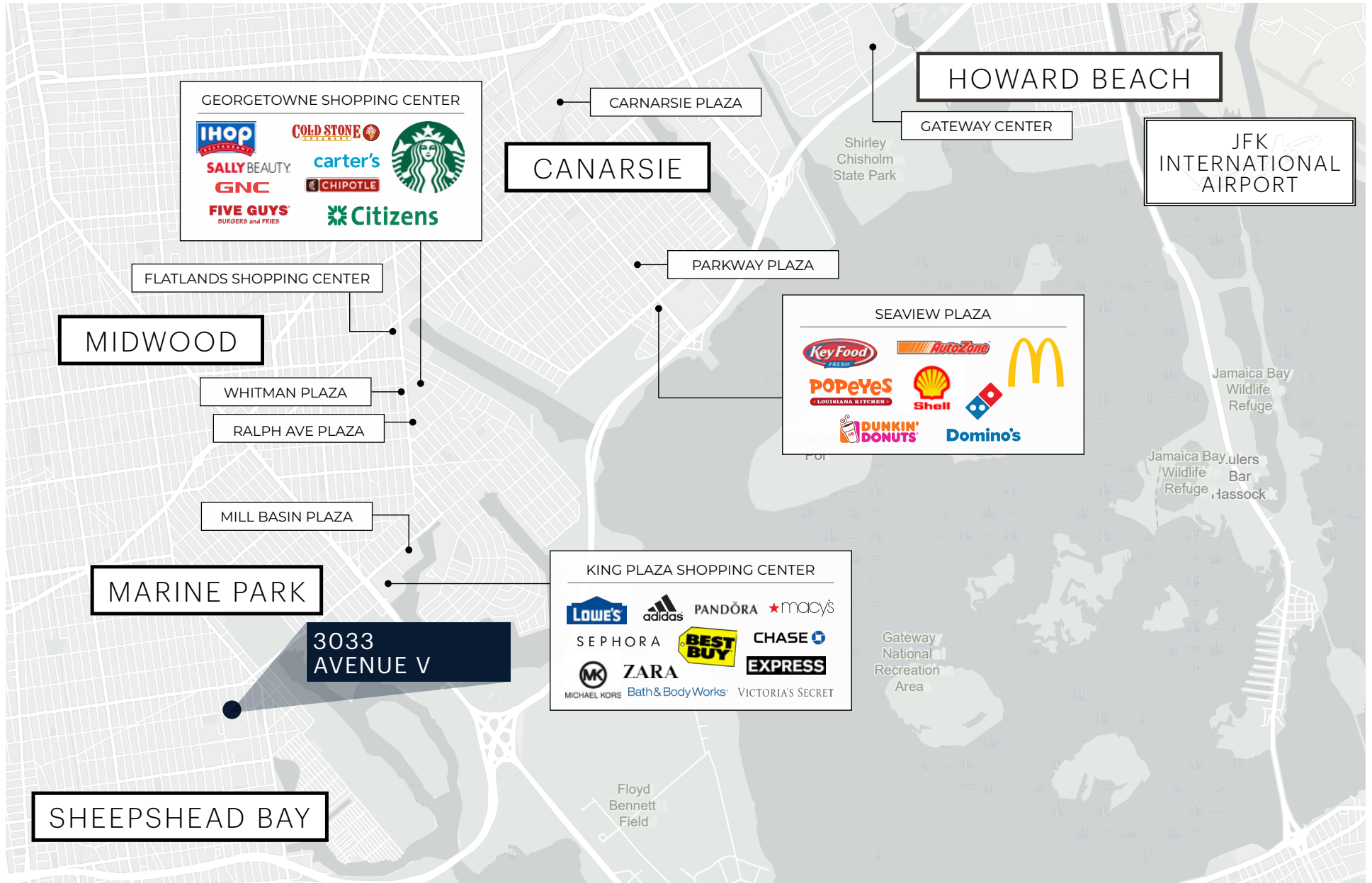
### ZONING INFORMATION

Zoning District	R7D / C2-4
Floor Area Ratio (Residential)	5.60
Buildable SF (Residential)	112,000 ZFA (approx.)
Floor Area Ratio (Commercial)	2.00
Buildable SF (Commercial)	40,000 ZFA (approx.)
Mandatory Inclusionary Housing Requirement	Option 3 <small>[20% of units set aside for affordable housing at an average of 40% of Average Median Income]</small>

### NYC TAX INFORMATION

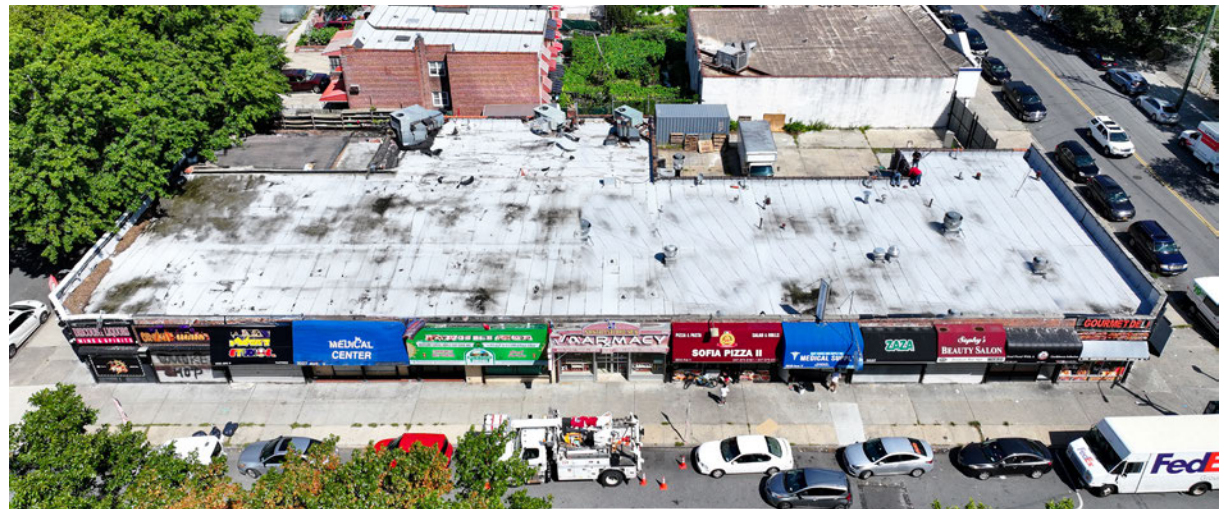
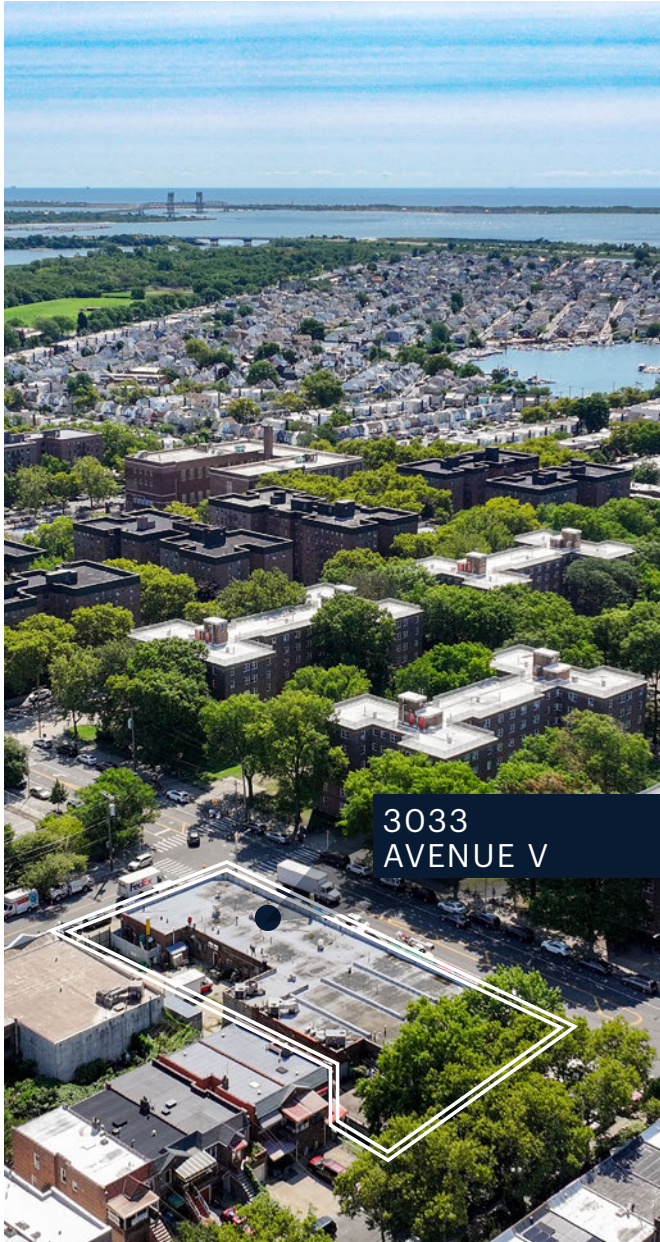
Real Estate Taxes (24/25)	\$145,884
Tax Class	4 - Commercial

# RETAIL MAP



**3033 AVENUE V  
FOR SALE**

# PROPERTY PHOTOS



# CONTACT EXCLUSIVE AGENTS

## FOR SALE INQUIRIES:

**STEPHEN R. PREUSS SR.**

srp@ripcony.com  
718.663.2639

**KEVIN SCHMITZ**

kschmitz@ripcony.com  
718.663.2644

**ANDREW LEOGRANDE**

aleogrande@ripcony.com  
718.704.1455

## FOR FINANCING INQUIRIES:

**ADAM HAKIM**

ahakim@ripcony.com  
646.290.2011

**JAMES MURAD**

jmurad@ripcony.com  
646.290.2012