



73 KENT AVENUE

Williamsburg, NY 11249 | **Brooklyn**

WILLIAMSBURG REDEVELOPMENT OPPORTUNITY

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **73 KENT AVENUE** — Williamsburg, Brooklyn (the 'Property').

The Property is a two-story, ~25,520 SF building with over 224' of wraparound frontage. It offers significant potential through a repositioning of the building and an activation of the rooftop space. It is uniquely positioned to benefit from Williamsburg's 24/7 retail, hospitality, & F&B scene including The Hoxton, Arlo, William Vale, and The Wythe Hotels as well as Second City, Brooklyn Bowl, and more entertainment within a few blocks.

73 Kent Avenue is situated directly across the street from Marsha P. Johnson State Park & Bushwick Inlet Park. Notably, NYC will be demolishing the CitiStorage building across the street to make way for an expanded 27-acre Bushwick Inlet Park, allowing the Property to benefit from permanent park and waterfront views of the Manhattan skyline.

For more information, please reach out to the exclusive brokers directly.

PROPERTY SUMMARY

THE OFFERING

| | |
|-------------|--|
| Address | 73 Kent Avenue, Brooklyn, NY 11249 |
| County | Brooklyn |
| Location | Corner of Kent Avenue & North 9th Street |
| Block / Lot | 2302 / 1 |

PROPERTY INFORMATION

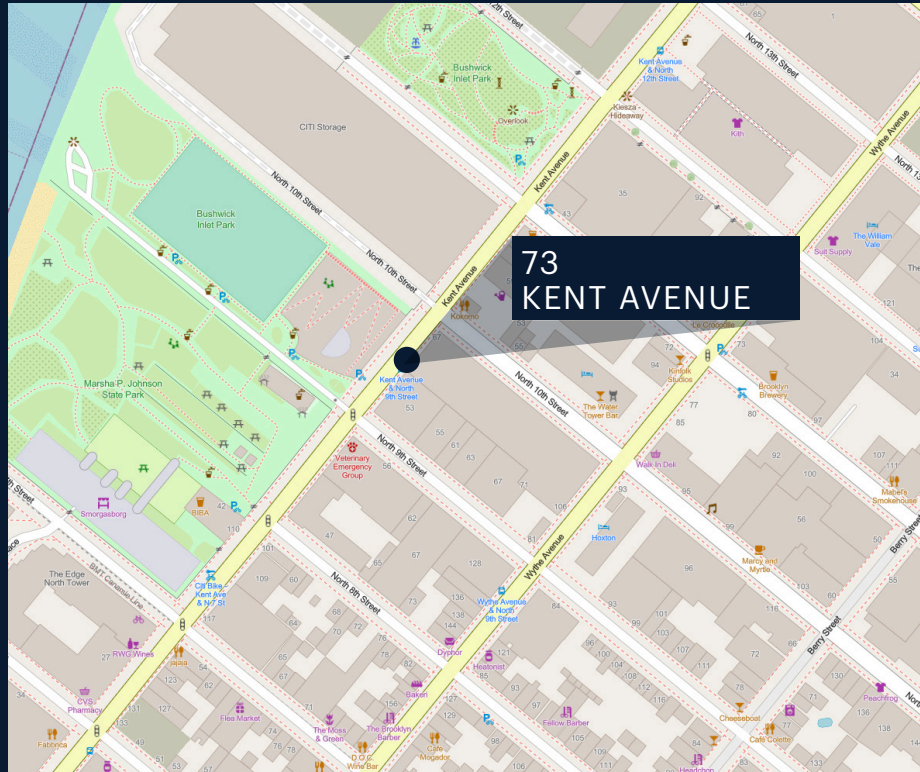
| | | |
|-----------------------------------|-------------|--------------|
| Lot SF | 12,760 | SF (approx.) |
| Lot Dimensions | 124' x 100' | (Irregular) |
| Stories | 2 | |
| Gross Building SF | 25,520 | SF (approx.) |
| Community Board / School District | 1 / 14 | |
| Annual Property Tax (2024/25) | \$103,402 | |

ZONING INFORMATION

| | Floor Area Ratio | Buildable SF (ZFA) |
|----------------------------------|------------------|---------------------|
| Commercial (As of Right) | 2.00 | 25,520 SF (approx.) |
| Community Facility | 4.80 | 61,248 SF (approx.) |
| Commercial (via Special Permit*) | 4.80 | 61,248 SF (approx.) |

*Developer may apply for inclusion in an Industrial Business Incentive Area which unlocks multiple special permits. Verify independently.

**73 KENT AVENUE
FOR SALE**



VIEW FROM ROOFTOP

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 LEGRANDE

alegrande@ripcony.com
718.704.1455

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.