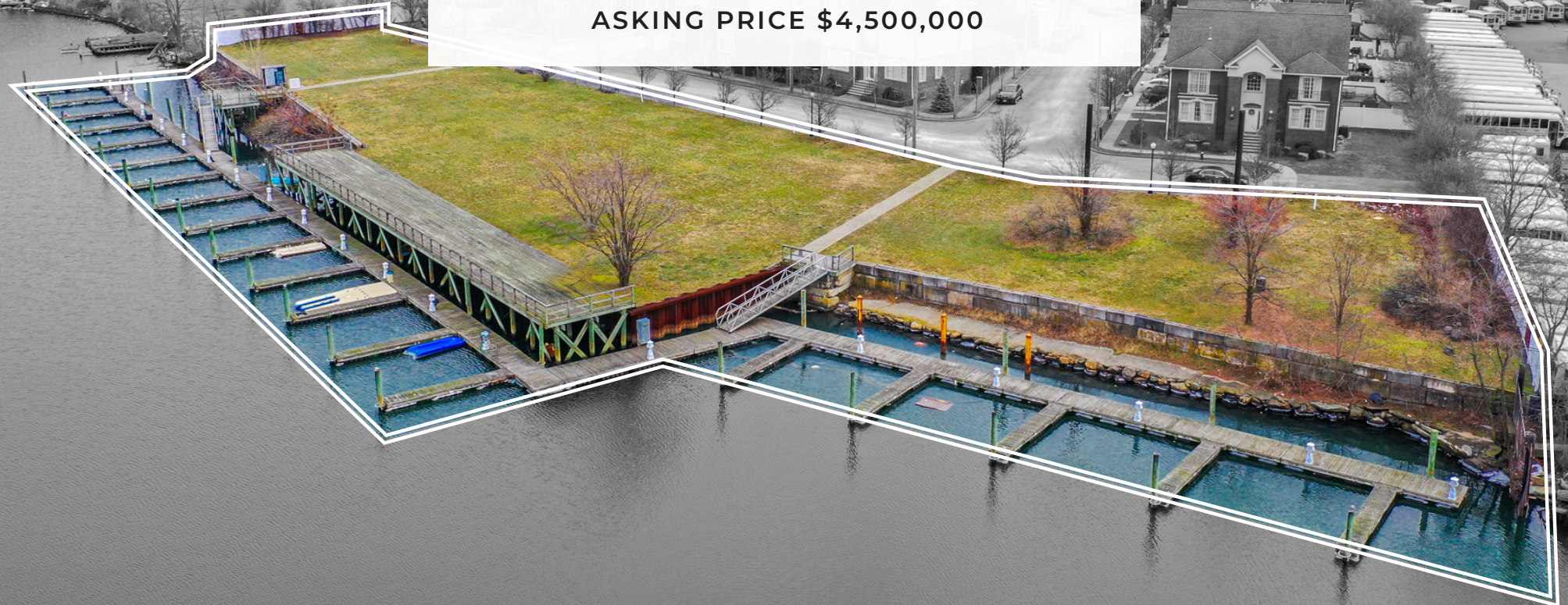


**SELLER FINANCING  
AVAILABLE**



**PREMIER WATERFRONT**  
SINGLE-FAMILY HOME DEVELOPMENT  
@ **BELL POINT DRIVE**  
MILL BASIN, BROOKLYN

**ASKING PRICE \$4,500,000**



BLOCK **8470**  
LOT(S) **2017, 2018, 2019,**  
**2020, 2021, 2022, 2023,**  
**2024, 2025, 2026**

**LOCATED IN A GATED COMMUNITY  
WITH APPROVED PRIVATE BOAT SLIPS**

**10 SINGLE FAMILY HOME LOTS**

**RIPCO**  
INVESTMENT SALES

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**PREMIER WATERFRONT**  
SINGLE-FAMILY HOME DEVELOPMENT  
@ **BELL POINT DRIVE**

01

Property Overview



# Property Highlights

**01**

Unique opportunity to build 10 waterfront luxury single-family homes in one of NYC's most exclusive residential neighborhoods

**02**

**14 Approved Private Boat Slips**  
10 allocated boat slips  
4 additional sponsor-owned slips

**03**

**Located Within a Gated Community**  
Providing desirable security and exclusivity

**04**

**In-place Infrastructure**

**05**

**Desirable Location**  
Ideally located near some of NYC's best recreational offerings including Coney Island, Marine Park, the Rockaways & Kings Plaza Mall

**ASKING PRICE \$4,500,000**

# Property Information

**RIPCO REAL ESTATE** has been retained on an exclusive basis to arrange for the sale of waterfront vacant land located within a new development community at **BELL POINT DRIVE IN MILL BASIN**.

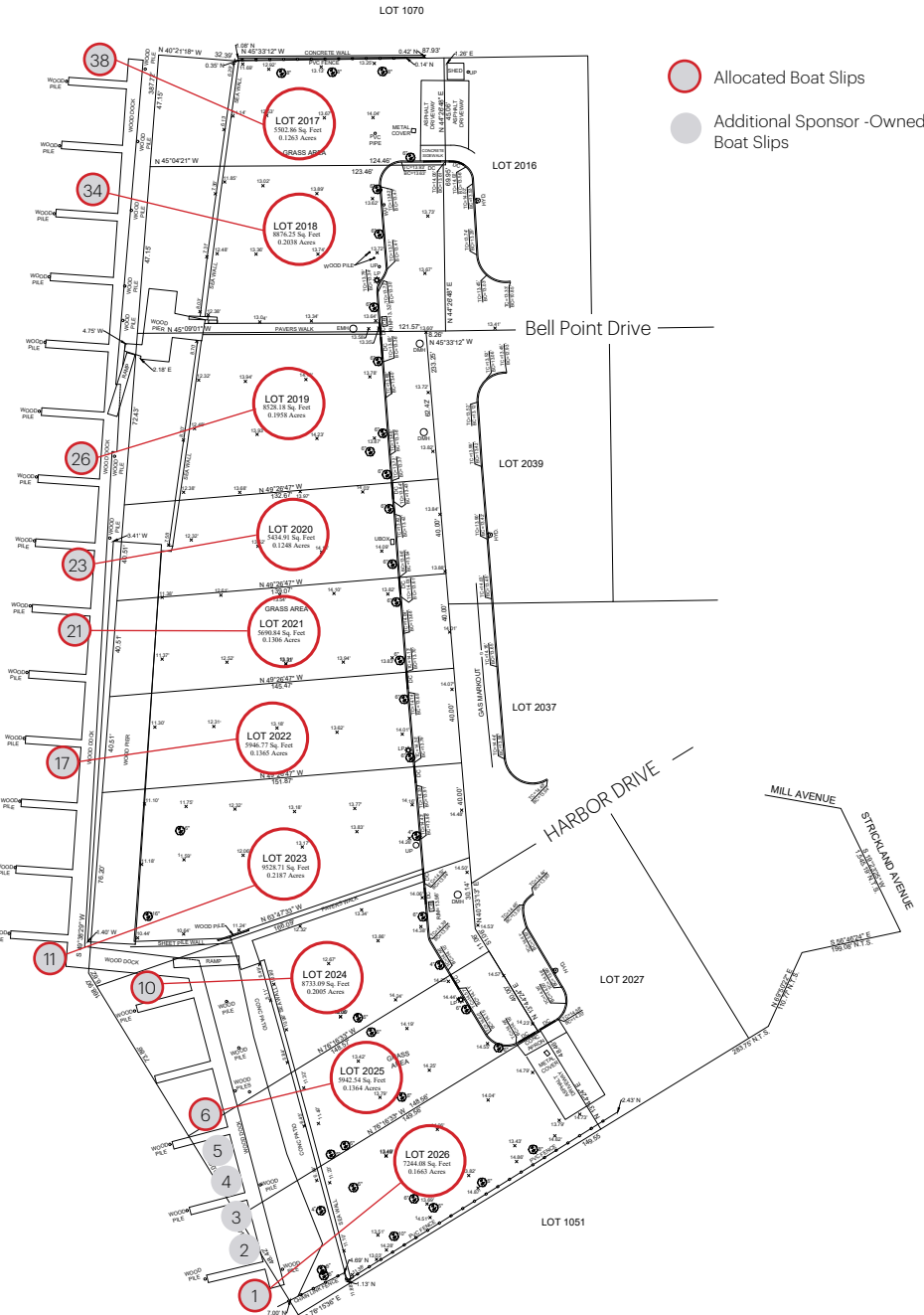
The property is subdivided into 10 separate waterfront tax lots. The lots will be delivered with 10 allocated private boat slips in place, plus four additional sponsor-owned boat slips; this provides future homeowners the unique luxury of sailing their boat through Jamaica Bay out to the Atlantic or taking a scenic cruise under the Verrazano Bridge and up the Hudson River. It is situated within an established Home Owners Association, which allows an investor/developer to benefit from existing infrastructure with focus on the construction of the individual homes.

The community of Mill Basin is a private residential enclave considered of the city's most luxurious, a suburban community that offers quiet, secure, and convenient living and high achieving schools as compared to the NYC standard. Located between Marine Park and Bergen Beach, Coney Island, Mill Basin offers special characteristics that make it one of the most coveted residential areas in NYC.

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



## Survey & Boat Slips



## Property Information

Address	Clear Water Rd, Brooklyn, NY 11244
Location	North side of Clear Water Road between Harbor Drive & Bell Point Drive
Block	8470
Lot (s)	2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026

Lot	Lot SF	Total BSF
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Lot 2017	5,502.86	3,301.72
Lot 2018	8,876.25	5,325.75
Lot 2019	8,528.18	5,116.91
Lot 2020	5,434.91	3,260.95
Lot 2021	5,690.84	3,414.50
Lot 2022	5,946.77	3,568.06
Lot 2023	9,528.71	5,717.23
Lot 2024	8,733.09	5,239.85
Lot 2025	5,942.54	3,565.52
Lot 2026	7,244.08	4,346.45

<b>Total (Lot SF &amp; BSF)</b>	<b>71,428.23</b>	<b>42,856.94</b>
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## Zoning Information

Zoning	R3-1
Residential FAR	0.60
Total Buildable SF (As-of-Right)	42,856.94 SF (approx.)

## NYC Financial Information

Total Assessment (23/24)	\$155,048
Tax Rate	20.309%
Total Taxes (23/24)	\$31,141
Tax Class	1B

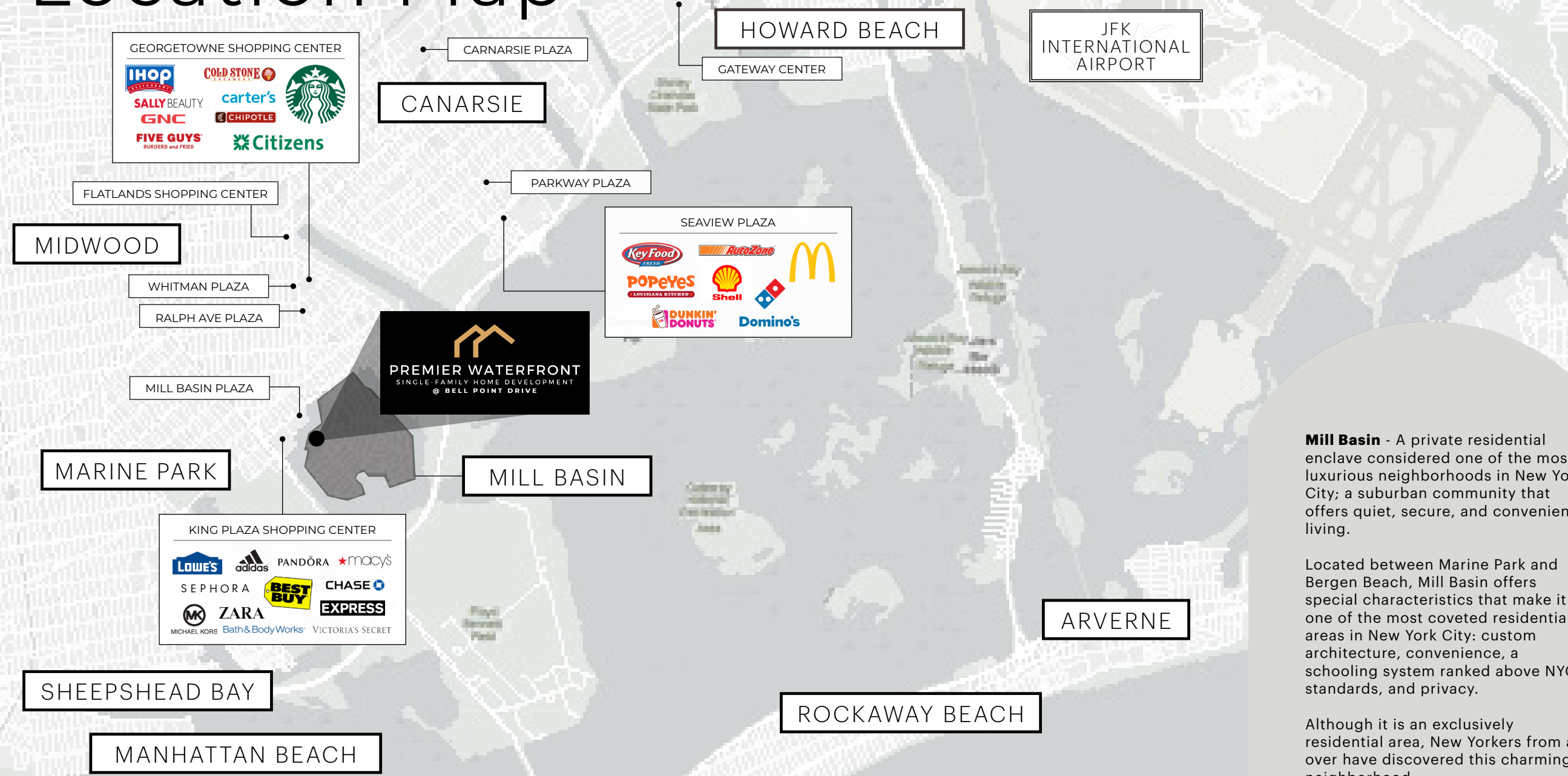


**PREMIER WATERFRONT**  
SINGLE-FAMILY HOME DEVELOPMENT  
@ BELL POINT DRIVE

02

Location Overview

# Location Map



Nearby Points of Interest	Distance	Travel Time
Kings Plaza Shopping Center	1.2 mi	5 min
Marine Park	1.9 mi	8 min
Belt Parkway	2.2 mi	10 min
Brooklyn College	3.5 mi	15 min
Rockaways	6 mi	18 min
Coney Island	6.6 mi	20 min
JFK International Airport	10 mi	25 min

**Mill Basin** - A private residential enclave considered one of the most luxurious neighborhoods in New York City; a suburban community that offers quiet, secure, and convenient living.

Located between Marine Park and Bergen Beach, Mill Basin offers special characteristics that make it one of the most coveted residential areas in New York City: custom architecture, convenience, a schooling system ranked above NYC standards, and privacy.

Although it is an exclusively residential area, New Yorkers from all over have discovered this charming neighborhood.

# Tax Map

BLOCK 8470  
 LOT(S) 2017, 2018,  
 2019, 2020, 2021,  
 2022, 2023, 2024,  
 2025, 2026









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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.