

**FOR SALE**

**PRICE UPON REQUEST**

2383 Stillwell Ave  
Brooklyn, NY 11223



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[https://www.dos.ny.gov/licensing/docs/FairHousingNotice\\_new.pdf](https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf)



## PROPERTY OVERVIEW

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2383 Stillwell Ave  
Brooklyn, NY 11223



Introducing a prime development opportunity at 2382 Stillwell Ave, situated in the thriving Gravesend neighborhood of Brooklyn. This expansive corner lot offers a generous 19,200 square feet of potential, making it an ideal investment for developers and builders seeking to capitalize on one of Brooklyn's most promising areas.

**Property Highlights:**

- **Size:** A substantial 19,200 square foot lot provides ample space for various development possibilities.
- **Corner Location:** The property's corner position ensures high visibility and access from multiple streets, enhancing its appeal for commercial or residential projects.
- **Neighborhood:** Located in the vibrant Gravesend area, known for its diverse community and convenient access to local amenities, public transportation, and major roadways.

**Investment Potential:**

- **Development Opportunities:** Perfect for a range of development uses, including residential complexes, commercial ventures, or mixed-use projects. The lot's size and location offer significant flexibility in design and use.
- **Accessibility:** Easy access to the D subway line and major thoroughfares, ensuring excellent connectivity to other parts of Brooklyn and Manhattan.

**Availability:**

- **Lease or Sale:** This property is available for either lease or purchase, providing flexible options to suit your investment strategy.

## PROPERTY OVERVIEW

2383 Stillwell Ave  
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# PROPERTY OVERVIEW

23-83 Stillwell Ave. Brooklyn, NY 11223



## PROPERTY INFORMATION

Neighborhood - Gravesend

City County - Brooklyn

State - New York

## ZONING INFORMATION

Zoning - R5,C1-2

F.A.R. As Built -1,080

F.A.R. - 2

## BUILDING INFORMATION

Built Sq. Ft. - 28,820

Last Renovation -N/A

Year Built - 1979

## TAXES

Tax Class - 4

Annual Property Tax - \$20,162

Annual Property Tax Per SF - \$0

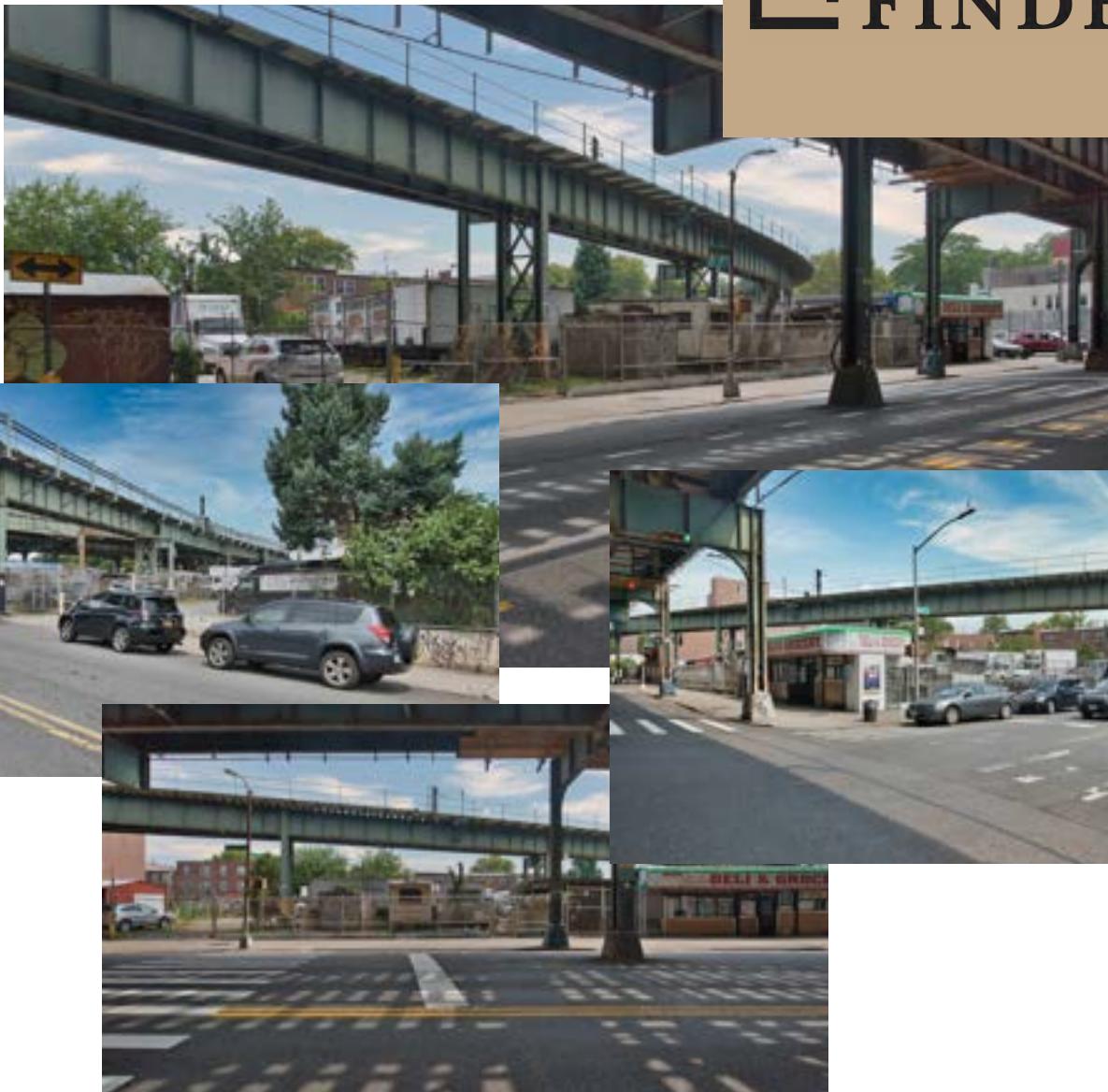
## LOT INFORMATION

Block/Lot - 07160-0042

Lot Sq. Ft. - 19,200

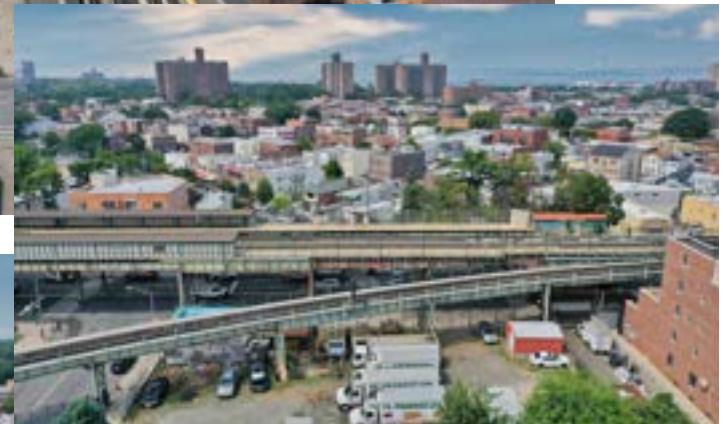
 **NYSPACE  
FINDERS**





## PROPERTY STREET VIEW

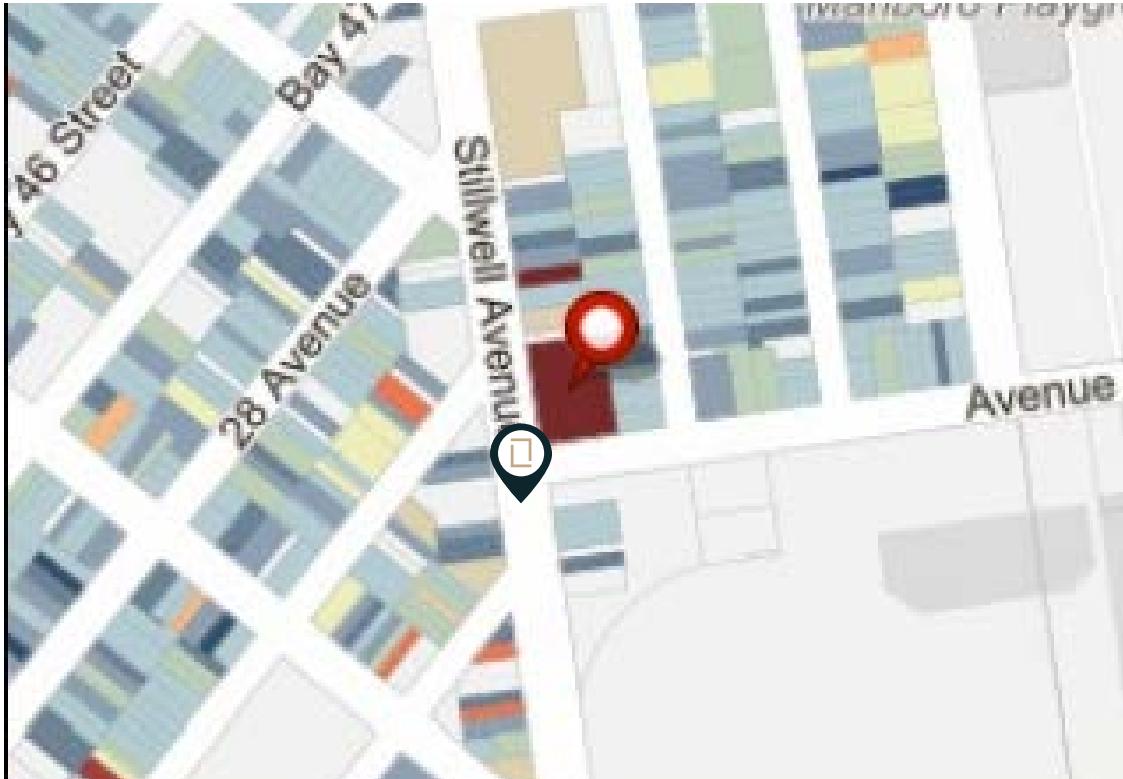
2383 Stillwell Ave  
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## PROPERTY AERIAL VIEW

2383 Stillwell Ave  
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# LOCATION & ZONING



# CERTIFICATE OF OCCUPANCY

NYC Department of Buildings  
Property Profile Overview

**2003 STILLWELL AVENUE** **BROOKLYN 11223** **BIN# 2213844**

Building #	1-1	Health Area	9600	Tax Block	7700
STILLWELL AVENUE	2360-2387	Census Tract	962	Tax Lot	0-10
		Community Board	213	Condo	X
		Buildings on Lot	2	Vacant	X

[View DCP Address...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Permit: 2003 PA](#) [View Certificates of Occupancy](#)

**Cross Streets:** BAY 49 STREET, AVENUE X

**DOB Special Place Name:**

**DOB Building Remarks:**

**Landmark Status:**

Local Law: NO Special Status: XA  
SRC Restricted: NO TA Restricted: X  
UB Restricted: NO Grandfathered Sign: X  
Environmental Restrictions: N/A City Owned: X  
Legal Adult Use: NO

**Additional Bills for Building:** NONE  
**HPO Multiple Dwelling:** No

**Special District:** UNKNOWN

This property is located in an area that may be affected by the following:

Total Wetlands Map Check: No [Click here for more information](#)  
Freshwater Wetlands Map Check: No  
Coastal Erosion Hazard Area Map Check: No  
Special Flood Hazard Area Check: Yes

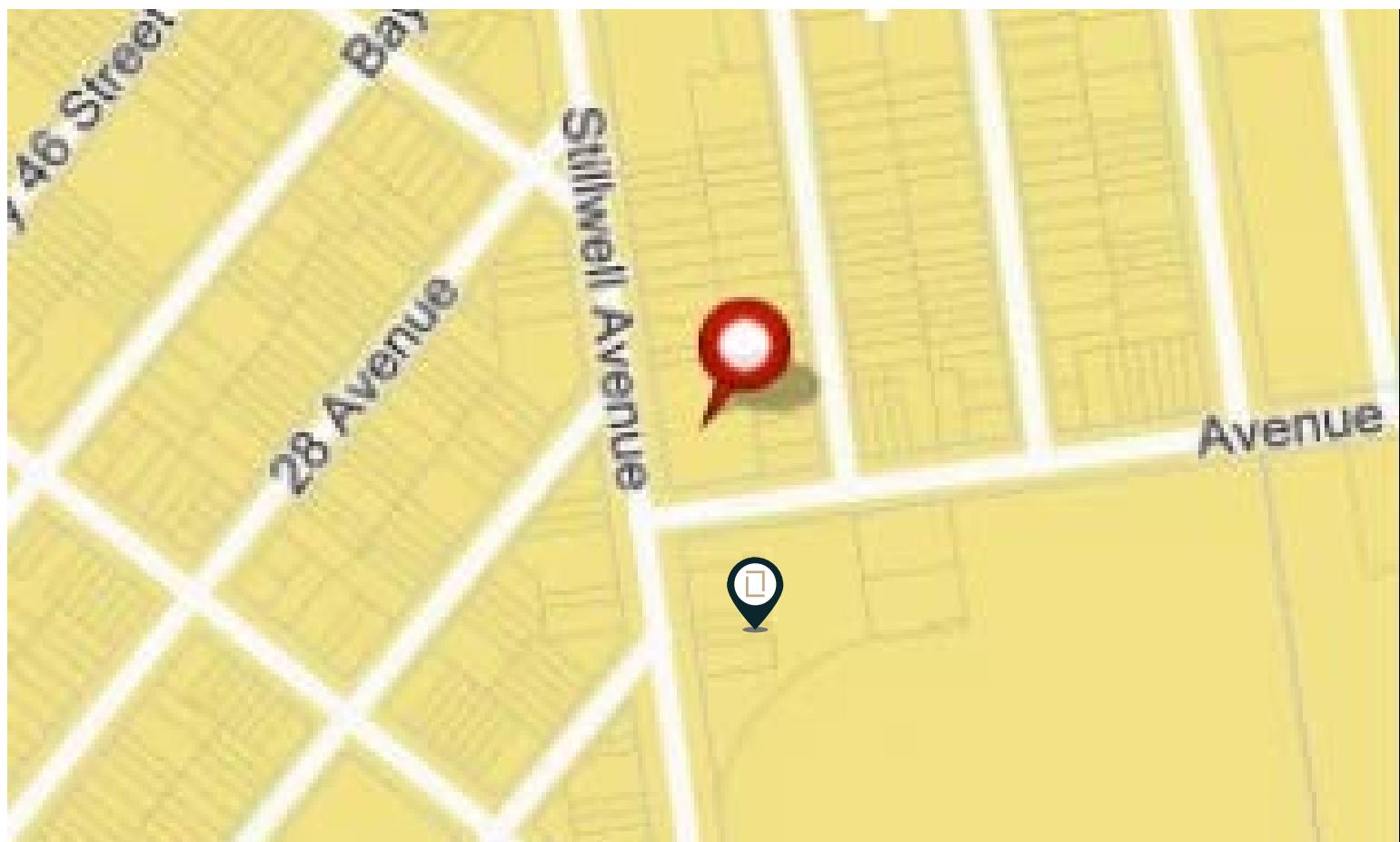
**Department of Finance Building Classification:** K1-STORE BUILDING

Please Note: The Department of Finance's building classification information reflects a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

Total	Open	Elevator Records
1	0	Electrical Applications Permits In Process/Issued Illustrated Signs Annual Permits Plumbing Inspections Open Plumbing Jobs/Work/Tasks Facades Marine Annual Permits Boiler Records DEP Boiler Information Crane Information After Hours Variance Permits

**Violations:** 0  
Violations-CITY/DOB: 0  
Jobs/Filings: 0  
AFIA / LAA Jobs: 0  
Total Jobs: 0  
Actions: 0

**OR Enter Action Type:**   
**OR Select from List:**   
**AND: Show Actions:**



# COMPARABLE LEASE

## COMPARABLE LEASES ON THE MARKET

ADDRESS	SQ.FT.	PRICE/SQ.FT.		
428 Kings HW	1,400	\$56		
2344 86th Street	1,600	\$56.25		

## RENTAL RANGE

\$50 - \$60



# COMPARABLE SALES

## COMPARABLE SALES

ADDRESS	ZONING	GROSS SQ.FT.	PPSF	SALE PRICE	SALE DATE
2436 Stillwell Ave Brooklyn, NY 11223	R5, C1-2	2,500	\$227	\$1,100,000	1/19/2024
125 kings Hwy Brooklyn, NY 11223	R5, C1-2	9.816	\$280	\$3,500,000	10/22/2022

## SALES RANGE

PROJECTED SALES PRICE/SQ.FT.	PROJECTED SALES PRICE
\$230	\$4,416,000
\$280	\$5,376,000
\$300	\$5,760,000



# CONTACT



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