



FOR SALE

PRICE UPON REQUEST

2383 Stillwell Ave
Brooklyn, NY 11223

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NEW YORK FAIR HOUSING NOTICE

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf



PROPERTY OVERVIEW

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

BUILDING INFORMATION

Built Sq. Ft. - 28,820

Last Renovation -N/A

Year Built - 1979

ZONING INFORMATION

Zoning - R5,C1-2

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

F.A.R. - 2

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





PROPERTY STREET VIEW

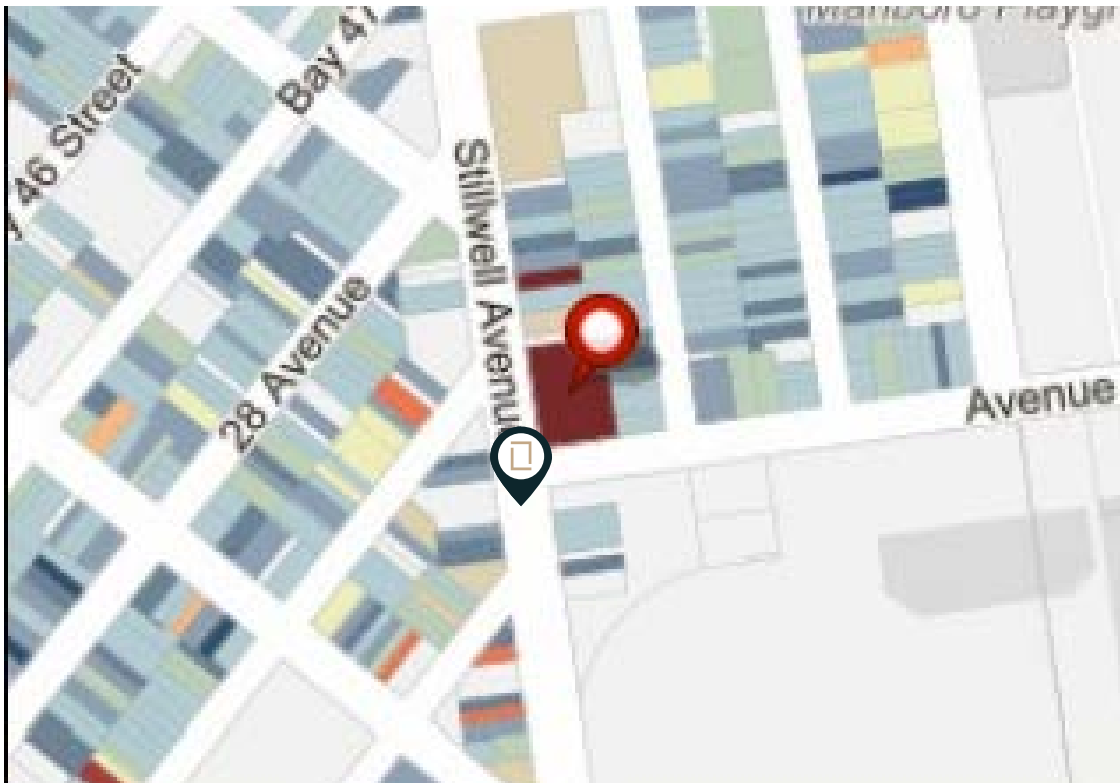
2383 Stillwell Ave
Brooklyn, NY 11223



PROPERTY AERIAL VIEW

2383 Stillwell Ave
Brooklyn, NY 11223

LOCATION & ZONING



8 (Rev. 10-15-64) 442 (70) - (2) 1-64

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH **BROOKLYN** DATE: **JUN 26 1984** NO. **422585**
 ZONING DISTRICT **C3-2 in B3**

This certificate upgrades C.O. No. _____
 THIS CERTIFIES that the new, altered, existing, building, premises located at
3387 Stillwell Avenue Block **7160** Lot **43**
 CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE
 LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

USE	PERMISSIBLE USE AND OCCUPANCY	PERMISSIBLE USE AND OCCUPANCY	PERMISSIBLE USE AND OCCUPANCY	PERMISSIBLE USE AND OCCUPANCY	PERMISSIBLE USE AND OCCUPANCY	PERMISSIBLE USE AND OCCUPANCY	PERMISSIBLE USE AND OCCUPANCY
On Ground	ground	3			48		Open agricultural farm and truck garden with accessory sales area and accessory off-street parking.
TOTAL: As Stated Above Old Code							NOTE: No offensive odors or dust are created and no sale of products is produced on the same zoning lot. Is required parking spaces, Is available parking spaces,

OPEN SPACE USES **Parking: 5400 Square Feet**
 (SPECIAL PARKING SPACES, LOADING SPACES, OTHER USES, ETC.)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

George E. Ryan *Charles M. Smith*
 DEPARTMENT OF BUILDINGS

☐ ORIGINAL ☐ COPY DEPARTMENT OF BUILDINGS ☐ COPY

A Form 10 (Rev. 1-61)

100-555555

THAT THE BUILDING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

beginning at a point on the North East corner formed by the intersection of
 Stallwell Avenue and Avenue X
 running thence S. 164°-00' E. 100'-00" to
 thence S. 88°-00' E. 100'-00" to
 thence to the point or place of beginning.
 Alt. 293/00

N.E. or A.L.T. No. DATE OF COMPLETION 5-7-84 CONSTRUCTION CLASSIFICATION
 BUILDING OCCUPANCY GROUP CLASSIFICATION CUBIC HEIGHT STORIES FEET
 Fee.

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND MUST BE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDARD SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
WIRE HYDRANT SYSTEM					
HAZARDOUS FLUE TELEPHONE AND					
WIRE HYDRANT SYSTEM					
WIRE HYDRANT SYSTEM					
WIRE HYDRANT SYSTEM					
WIRE HYDRANT SYSTEM					

STORM DRAINAGE DISCHARGES INTO: C PRIVATE SEWAGE DISPOSAL SYSTEM ☐
 A) STORM SEWER ☐ B) COMBINED SEWER ☐
 SANITARY DRAINAGE DISCHARGES INTO: C PRIVATE SEWAGE DISPOSAL SYSTEM ☐
 A) SANITARY SEWER ☐ B) COMBINED SEWER ☐

LIMITATIONS ON INSURANCE
 BOARD OF STANDARDS AND APPEALS CAL. NO.
 CITY PLANNING COMMISSION CAL. NO.
 OTHER:

NYC Department of Buildings
Property Profile Overview

283 STILLWELL AVENUE **BROOKLYN 11223** **BNR 2379846**

AVENUE X	1-1	Health Area	920	Tax Block	7792
STILLWELL AVENUE	2363-2387	Census Tract	392	Tax Lot	42
		Community Board	373	Condo	NO
		Buildings on Lot	2	Warrant	NO

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

[View Zoning Documents](#) [View Challenge Results](#) [File a BBS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): BAY 46 STREET, AVENUE X

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Local Law	NO	Special Status	N/A
SRG Restricted	NO	Left Lot	NO
UB Restricted	NO	TS Restricted	NO
Environmental Restrictions	N/A	Grandfathered Sign	NO
Legal Adult Use	NO	City Demol	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
Freshwater Wetlands Map Check:	No
Coastal Erosion Hazard Area Map Check:	No
Special Flood Hazard Area Check:	Yes

[Click here for more information](#)

Department of Finance Building Classification: K1-STORE BUILDING

Please Note: The Department of Finance's building classification information shows 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
Complaints	1	0	Electrical Applications
Violations DOB	0	0	Permits in Process / Issued
Violations DOB/DOB	0	0	Insulated Signs Annual Permits
Jobs/Filings	0	0	Plumbing Inspections
ARIA / LAA Jobs	0	0	Open Plumbing Jobs / Work Types
Total Jobs	0	0	Facades
Actions	0	0	Marquee Annual Permits
OR Enter Action Type			Boiler Records
OR Select from List:	Select		DEP Boiler Information
AND: Show Actions			Crane Information
			After Hours Variance Permits



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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