

FOR SALE

ASKING PRICE \$12,000,000

PRICE PER BUILDABLE SF \$118

2390 MCDONALD AVENUE

Gravesend, NY 11223 | **Brooklyn**



100K+ BUILDABLE SF GRAVESEND DEVELOPMENT
SITE WITH 300+ FT OF WRAPAROUND FRONTAGE

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Gravesend Development Site

±20,252 SF lot with C4-4L (R7A equivalent) zoning, offering ~101,463 buildable square feet, and features nearly 100 feet of frontage on McDonald Avenue and over 210 feet of depth.

#2

ULURP-Approved Zoning Advantage

Large-scale residential site with ULURP-approved zoning and MIH Options 1 and 2, situated in a predominantly lower-density, non-residential area.

#3

Transit-Oriented Location

Excellent public transportation access, including a one-seat subway ride on the F train from Avenue U to Manhattan in approximately 35 minutes.

#4

Neighborhood Retail & Services Nearby

Residents enjoy immediate access to a variety of retail options along McDonald Avenue and the Avenue U commercial corridor, including grocery stores and dining establishments.



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **2390 MCDONALD AVENUE** — Gravesend, Brooklyn (the 'Property').

The Property comprises a ±20,252-square-foot lot improved by a 15,612-square-foot, one-story office building, featuring exceptional street presence along McDonald Avenue and an extra-deep lot configuration. The site benefits from C4-4L zoning with an R7A residential equivalent, providing substantial residential development capacity and flexibility for a range of development programs.

Through a completed ULURP rezoning, the Property is uniquely positioned to accommodate high-density residential development projects. This rezoning allows for compliance with Mandatory Inclusionary Housing requirements, distinguishing it from neighboring properties that are still restricted to lower-density or non-residential zoning classifications. The zoning framework allows for the integration of residential uses above active, neighborhood-oriented ground-floor space, supporting efficient building layouts.

The Property's location along McDonald Avenue offers excellent transit connectivity, with three subway stations within half a mile, providing access to Brooklyn and Manhattan, as well as easy access to nearby commercial corridors that provide everyday retail and essential services.

For additional information, please contact the Exclusive Brokers directly.

PROPERTY SUMMARY

THE OFFERING

Address	2390 McDonald Avenue Gravesend, NY 11223
County	Brooklyn (Kings)
Location	Northwest corner of McDonald Avenue and Village Road South
Block / Lot	7146 / 50

BUILDING INFORMATION

Lot Dimensions	96.22' x 210.81' (approx.)
Lot SF	20,252 SF (approx.)
Building Dimensions	96' x 162.6' (approx.)
Stories	1
Building SF	15,612 SF (approx.)

ZONING INFORMATION

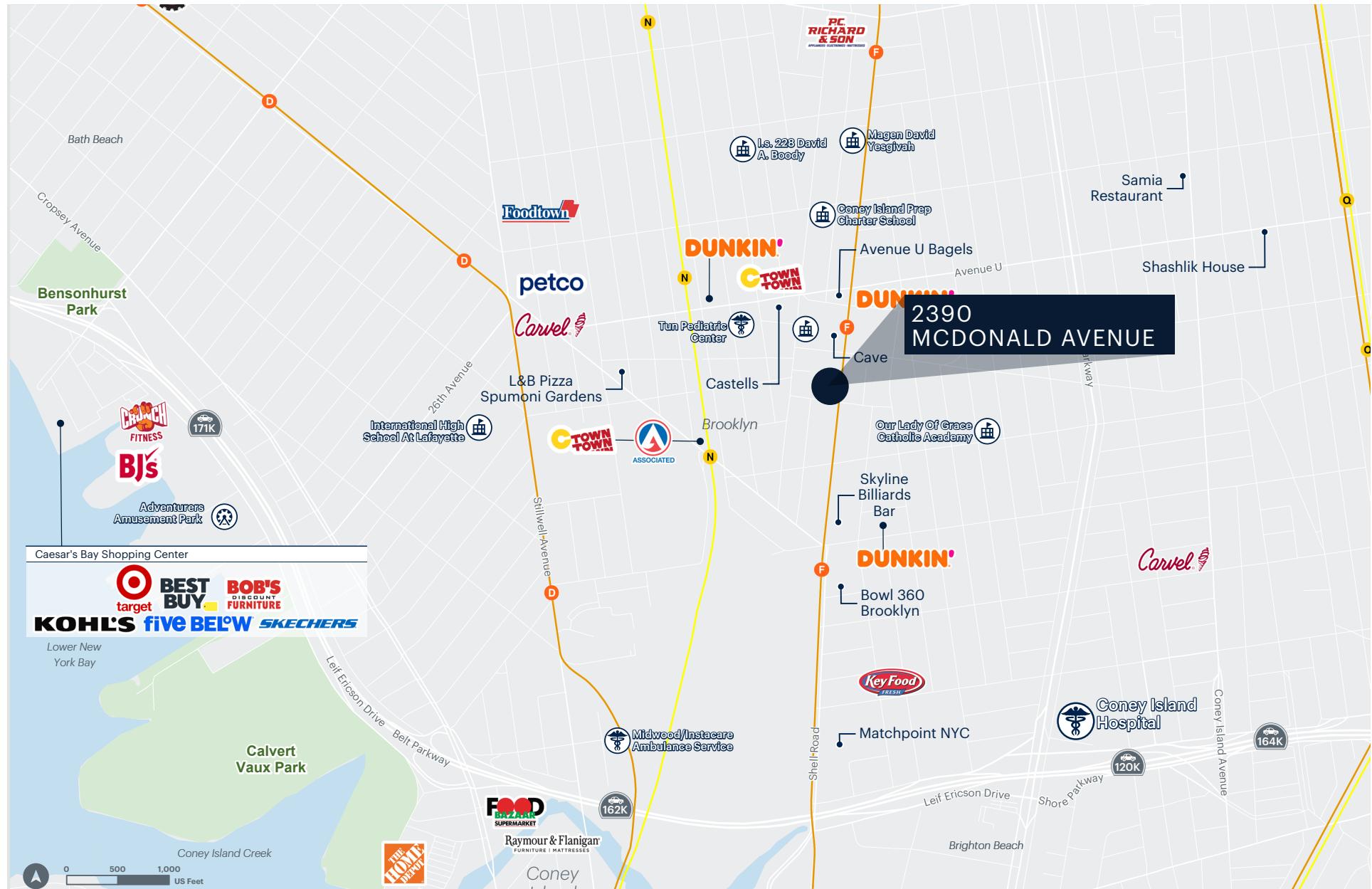
Zoning	FAR	Buildable SF
Commercial Zoning	4.00	81,008
Mandatory Inclusionary Housing Zoning	5.01	101,463
Community Facility Zoning	4.00	81,008

NYC TAX INFORMATION

Property Assessment (25/26)	\$755,760
Tax Rate	10.848%
Annual Property Tax (25/26)	\$81,985
Tax Class	4

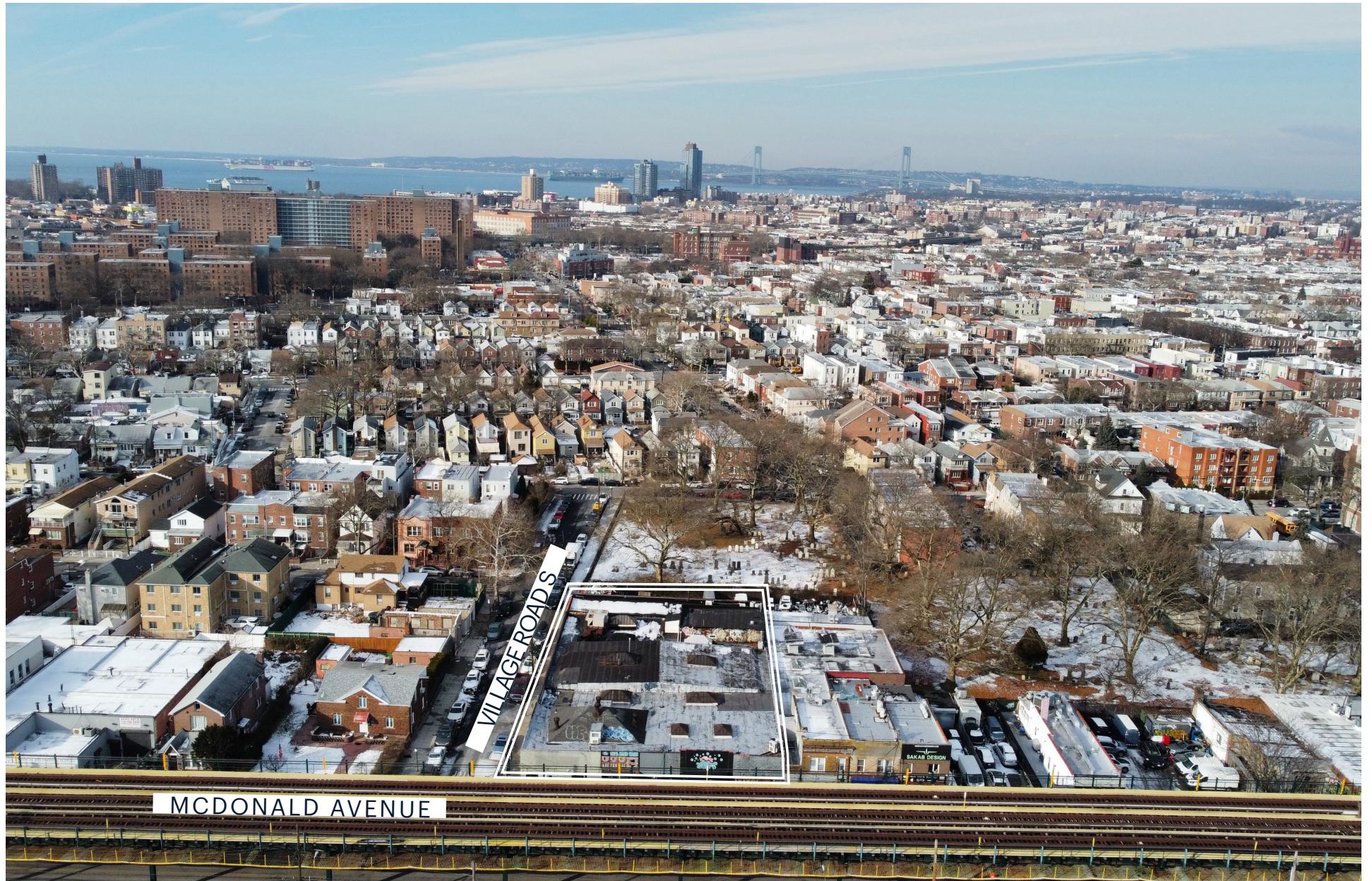
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SURROUNDING AREA MAP



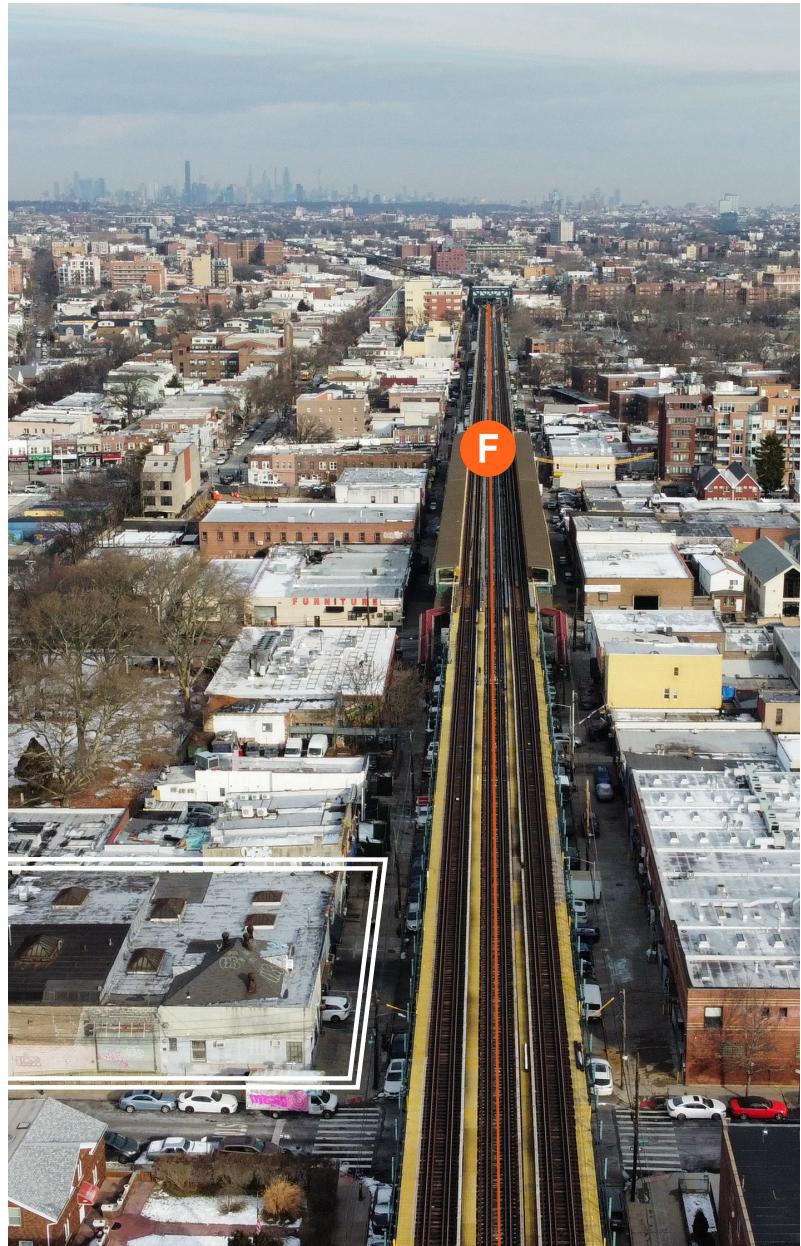
2390 MCDONALD AVENUE
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PROPERTY PHOTOS



2390 MCDONALD AVENUE
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PROPERTY PHOTOS



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