

FOR SALE
ASKING PRICE \$13,750,000

3033 AVENUE V

Sheepshead Bay, NY 11229 | **Brooklyn**



112,000 BUILDABLE SF MIXED-USE DEVELOPMENT SITE
200' WIDE BLOCKFRONT EXISTING RETAIL STRIP

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Mixed-Use Development Site with 400' of Linear Frontage

#2

Recently Rezoned to R7D / C2-4 -
Allowing for 112,000 Buildable Sq.
Ft. (ZFA)

#3

**Covered Land Opportunity. 12+
Unit, Cash-Flowing Retail Strip
with termination options**

#4

Preliminary plans call for 109
Apartments above ground floor retail
and below grade parking

#5

**In close proximity to Aldi, Blink
Fitness, and other major retail
along Nostrand Avenue, Avenue U,
and Gerritsen Avenue.**

Rendering



PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Address	3021-3041 Avenue V Brooklyn NY 11229
Neighborhood	Sheepshead Bay
Block	7367
Lot	36

PROPERTY INFORMATION

Gross Lot SF	20,000 SF (approx.)
Lot Dimensions	200' x 100'
Stories	Single-story
Existing Building SF	12,500 SF (approx.)

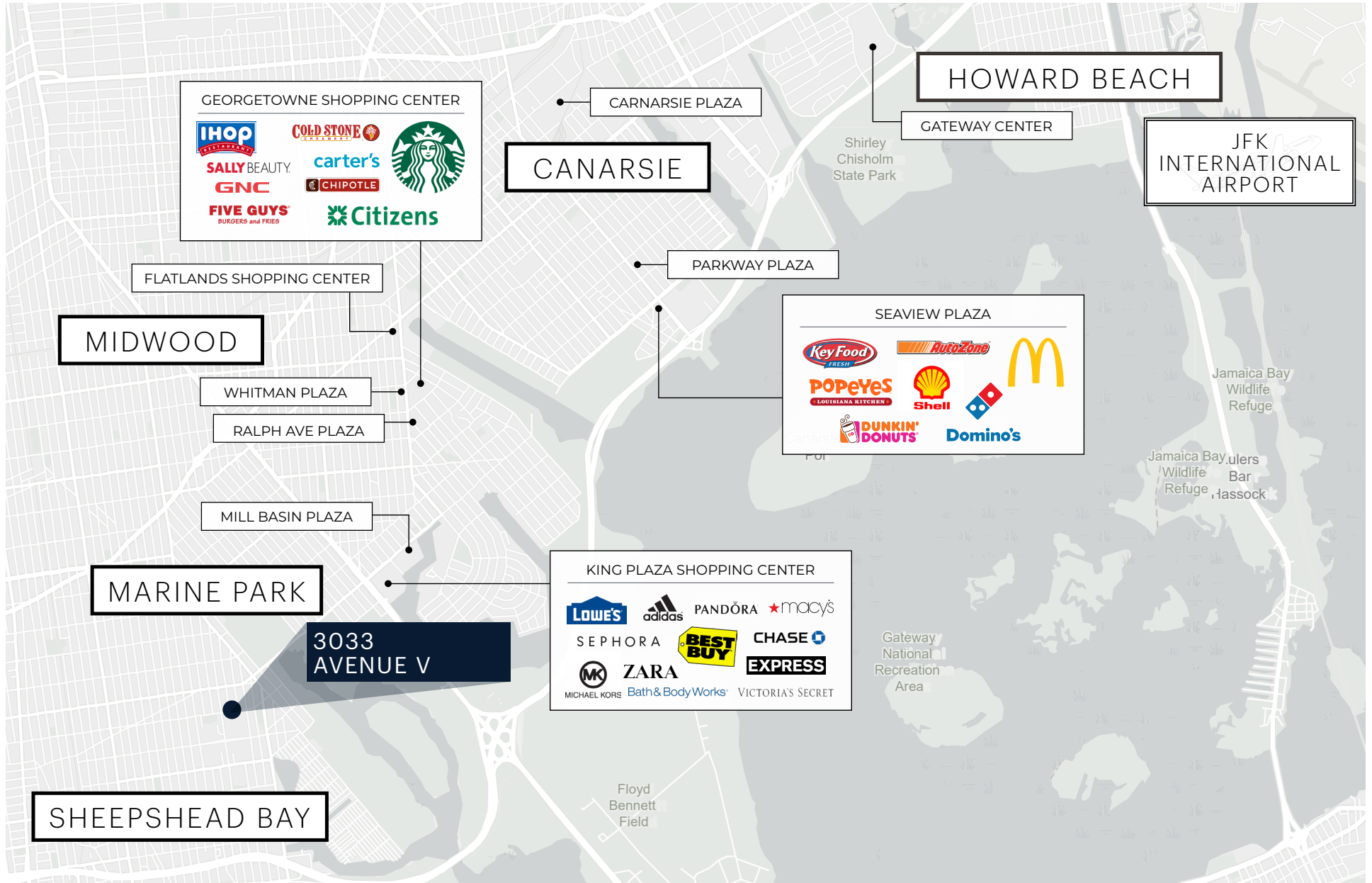
ZONING INFORMATION

Zoning District	R7D / C2-4
Floor Area Ratio (Residential)	5.60
Buildable SF (Residential)	112,000 ZFA (approx.)
Floor Area Ratio (Commercial)	2.00
Buildable SF (Commercial)	40,000 ZFA (approx.)
Mandatory Inclusionary Housing Requirement	Option 3 [20% of units set aside for affordable housing at an average of 40% of Average Median Income]

NYC TAX INFORMATION

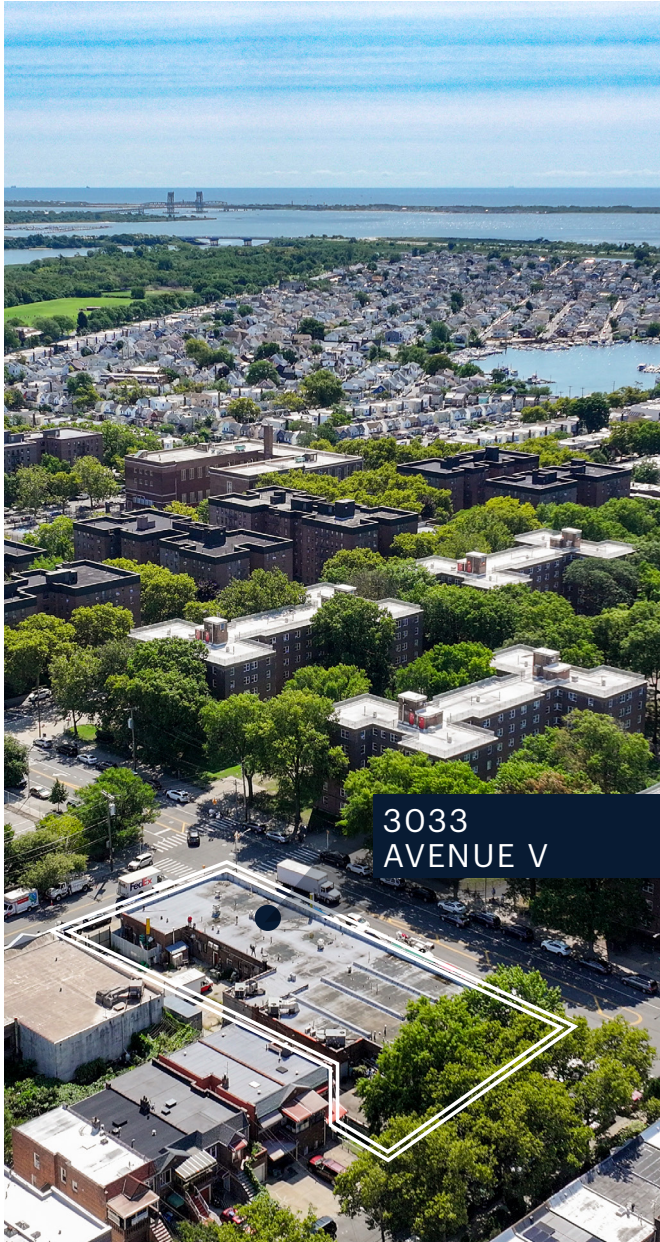
Real Estate Taxes (24/25)	\$145,884
Tax Class	4 - Commercial

RETAIL MAP



3033 AVENUE V
FOR SALE

PROPERTY PHOTOS



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 LEOGRANDE

aleogrande@ripcony.com
718.704.1455

FOR FINANCING INQUIRIES:

ADAM HAKIM

ahakim@ripcony.com
646.290.2011

JAMES MURAD

jmurad@ripcony.com
646.290.2012