

FOR SALE
4th Avenue
Development
Assemblage
Brooklyn, NY, 11215

48,101 BSF Corner Mixed-Use Development Site



4th Avenue Development Assemblage, Brooklyn, NY, 11215

48,101 BSF Corner Mixed-Use Development Site | **FOR SALE**



➤ Walking distance to the Barclays Center



➤ 48,101 BSF Corner mixed-use development site in prime Gowanus. This includes roughly 6,000 SF of air rights from the neighbor at 244 7th Street (lot 37)



➤ Located on the southwest corner of 4th Avenue & 7th Street



➤ Rental market is \$85 PSF with condo sellouts surpassing \$1,600/SF



➤ 120 Feet of wrap around frontage along 4th Avenue & 7th Street



➤ Two blocks from the 4th Avenue-9th Street F,G, & R line along with the B61 bus line - accessible transportation to all five boroughs



➤ Prime corner location in a transformed neighborhood surrounded by numerous restaurants, cafes, parks and entertainment hot spots

Asking Price: \$12,600,000

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

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For Financing Information:

Matthew Dzbanek x48
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	Total	244A 7th Street	246 7th Street	416 4th Avenue	Air Rights (244 7th Street)
Block / Lot	997/37,38,39,40	997 / 38	997 / 39	997 / 40	977/37
Lot Dimensions	N/A	15.58' x 100'	15.75' x 100'	30.33' x 60'	-
Lot Sq. Ft.	4,953	1,558	1,575	1,820	1,558
Zoning (As-of-Right)	C4-4D	C4-4D	C4-4D	C4-4D	R6B / C4-4D
FAR (As-of-Right)	8.5	8.5	8.5	8.5	8.5
Buildable Area (As-of-Right)**	48,101	13,243	13,388	15,470	6,000
Tax Class	1, 2B	1	1	2B	-
Assessment (24/25)	\$257,537	\$19,348	\$14,437	\$223,752	-
Real Estate Taxes (24/25)	\$34,478	\$3,886	\$2,618	\$27,973	-

*All square footage/buildable area calculations are approximate

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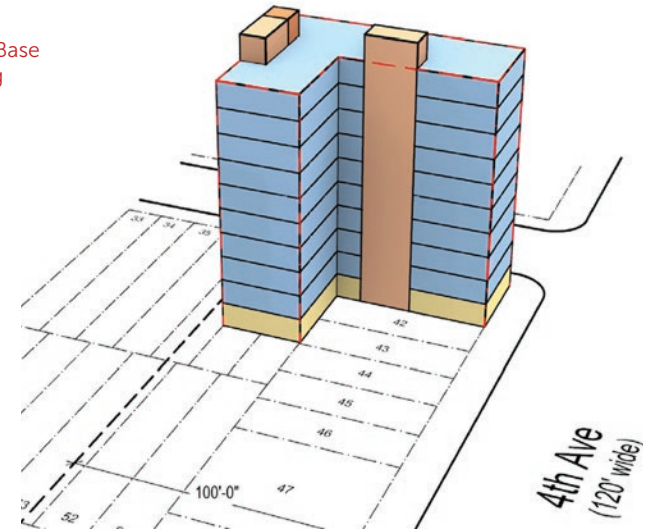
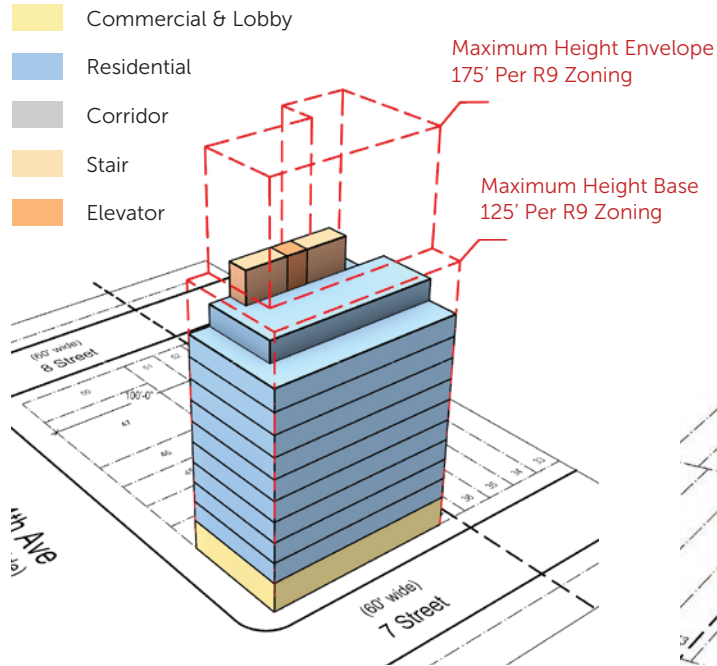
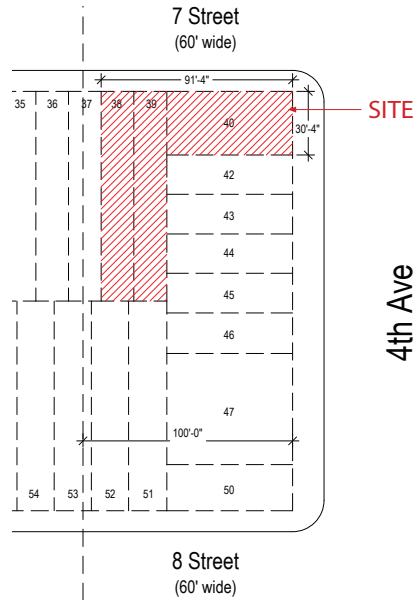
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Zoning Analysis



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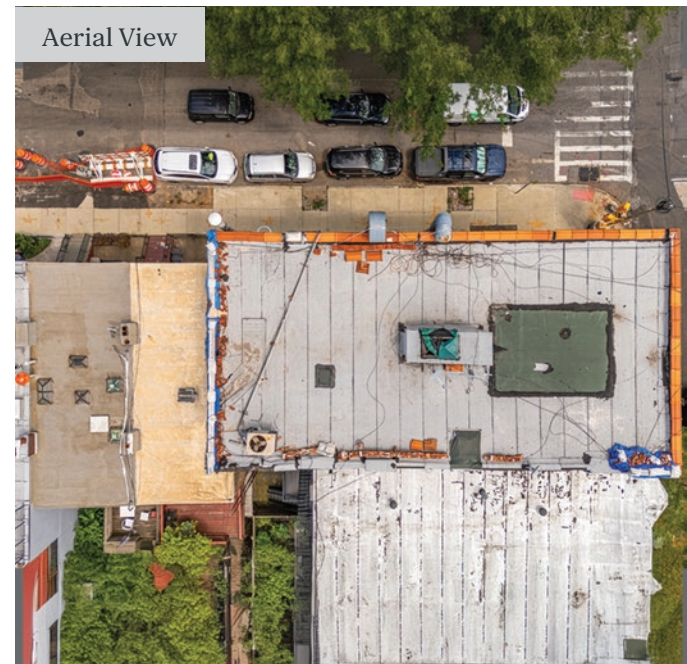
416 4th Avenue



244A 7th Street & 246 7th Street



Aerial View



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RETAIL

- 1 Whole Foods
- 2 Walgreens

EDUCATIONAL

- 1 PS 118 The Maurice Sendak Community School
- 2 M.S. 51 William Alexander
- 3 The Childrens School
- 4 Berkeley Carroll Lower School

FOOD & BEVERAGE

- 1 Alma Negra
- 2 Starbucks
- 3 Table 87
- 4 Chela
- 5 Terre
- 6 Shelsky's
- 7 Just Salad
- 8 Al di La Trattoria
- 9 Sweet Talk

PARK

- 1 Ennis Park
- 2 Washington Park
- 3 Prospect Park

BANK

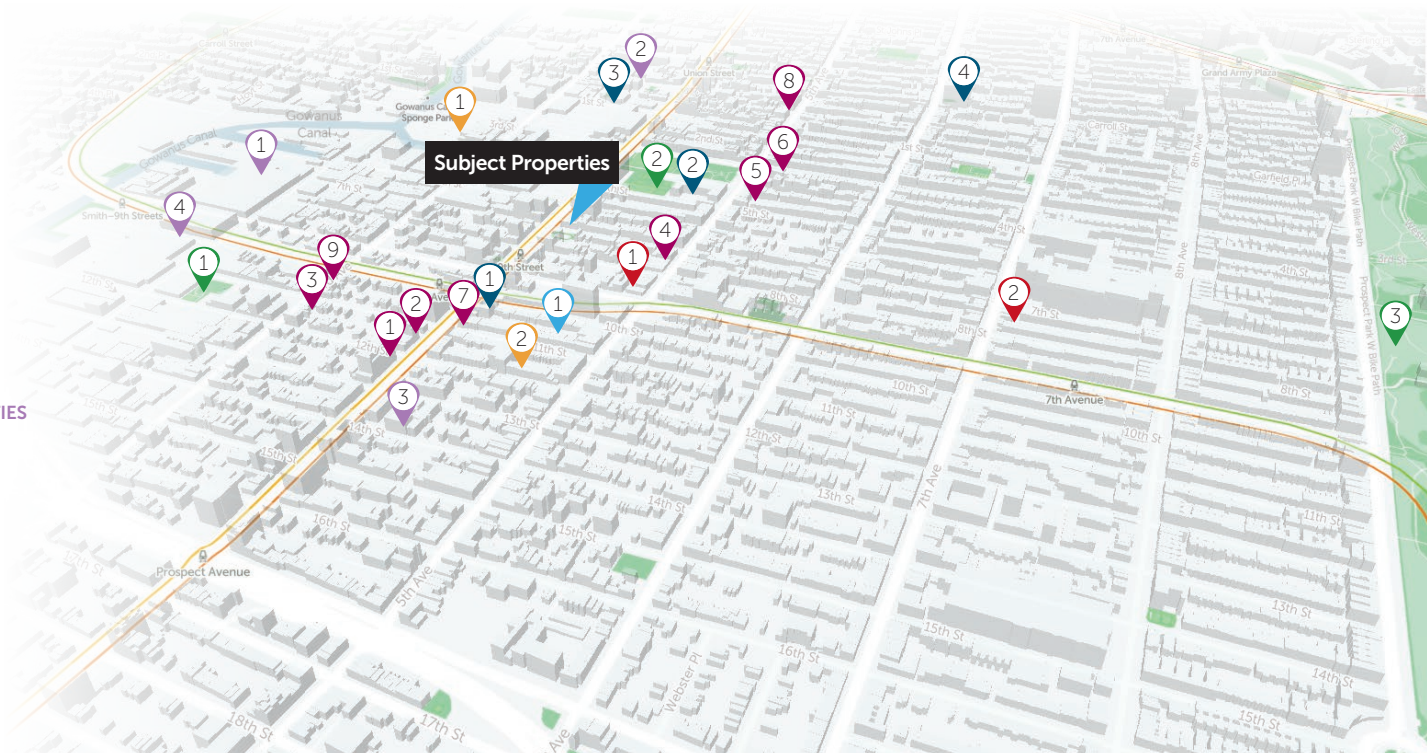
- 1 Chase

MEDICAL

- 1 City MD
- 2 NewYork-Presbyterian
Brooklyn Methodist Hospital

ENTERTAINMENT AND ACTIVITIES

- 1 The Bell House
- 2 Dinosaur BBQ
- 3 Gallery Players
- 4 Playwell



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