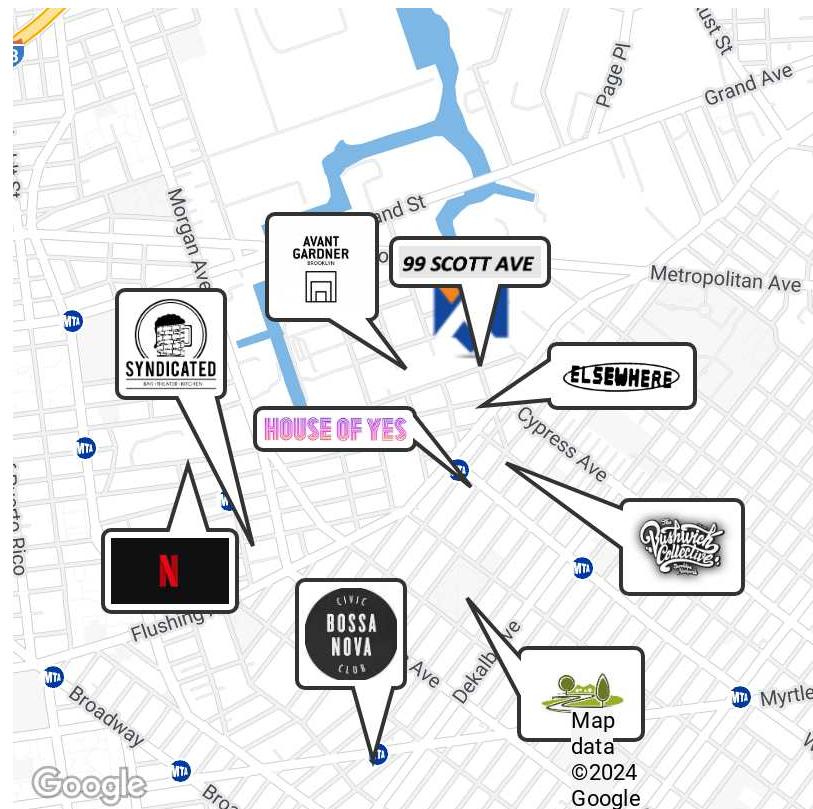


FOR SALE | 99 Scott Ave



HIGHLIGHTS:

Building Size:	25,349 SF
Lot Size:	53,037 SF
NOI:	\$1,069,198
Renovated:	2018
Zoning:	M3-1
Buildable Air Rights	82,000 SF
Corner Property	Yes
Subway	6 Min Walk
Midtown Manhattan	15-30 min Drive
Frontage	306ft x195ft
Market:	New York City
Submarket:	Brooklyn

PROPERTY OVERVIEW

Located at 99 Scott Avenue, this property spans 53,000 square feet of prime land nestled in the vibrant neighborhood of East Williamsburg/Bushwick. Currently fully leased with a gross annual income exceeding \$1 million, it also offers an additional 82,000 square feet of buildable rights, available for immediate development as leases expire next year. Positioned within an Opportunity Zone and eligible for potential rezoning under the GEA, the property presents significant investment potential.

The area around 99 Scott Avenue has transformed into a thriving hub for artists and creatives. The neighborhood is dotted with art studios, galleries, and murals, contributing to its reputation as a hotspot for contemporary art. Spaces like the Bushwick Collective showcase vibrant street art, while galleries such as SIGNAL and Microscope Gallery feature cutting-edge exhibitions. The artistic community has fostered a unique, bohemian ambiance that permeates the neighborhood, attracting art enthusiasts and creators alike.

Additionally, as one of the few remaining industrial areas in New York City, this location is not only zoned for industrial use but also designated as a redevelopment and opportunity zone, offering extensive possibilities for future development. It is well-suited for both light and heavy manufacturing, benefiting from excellent public transportation access and a wide range of dining options for employees and visitors alike, making it an ideal choice for manufacturing operations.

Minhaj Hussain

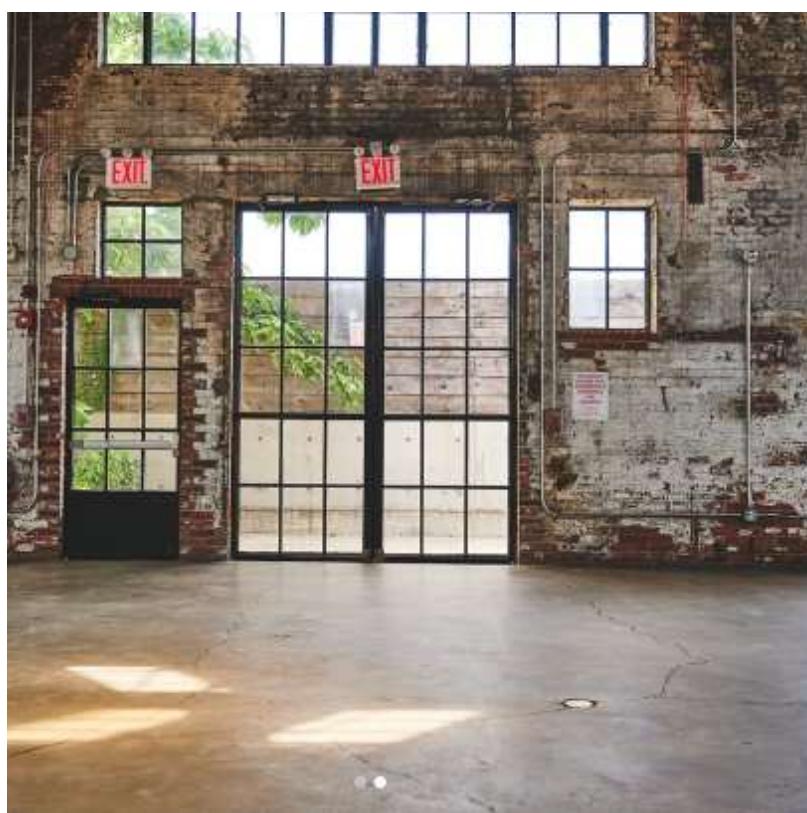
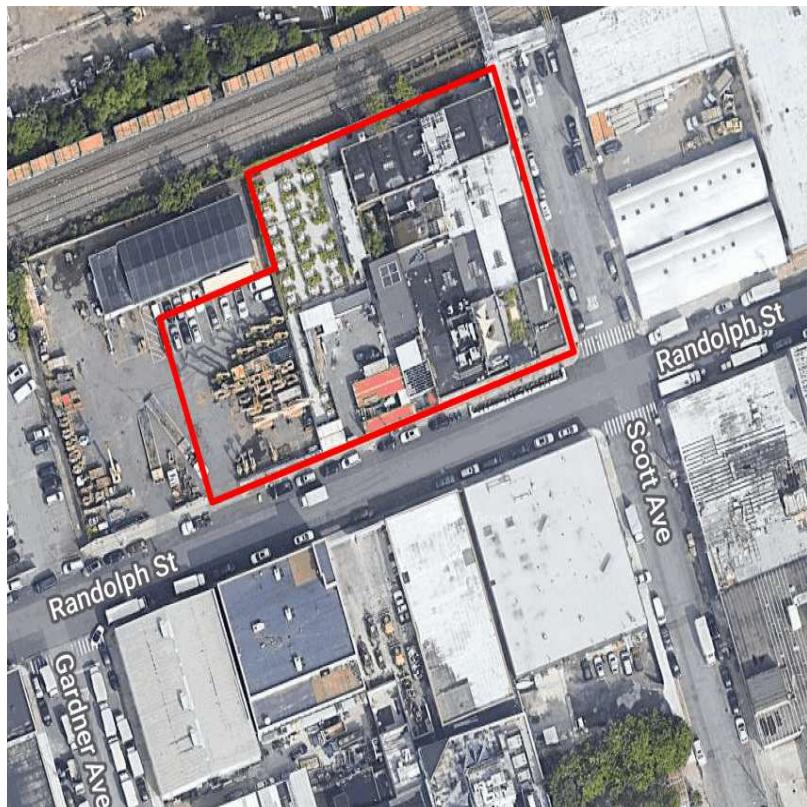
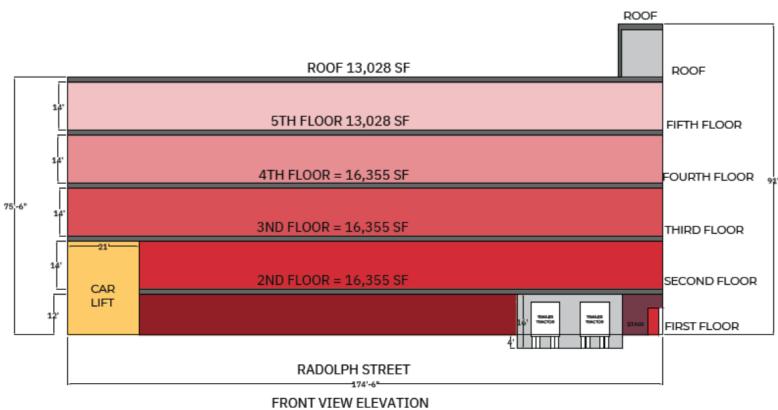
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