

**For Sale | 777 Hicks St, Brooklyn | | NY 11231**



**HICKS MEGA  
LAUNDROMAT**  
779 HICKS ST.

**PRICE: \$799,000**  
**PPBSF: \$255.68**

# Investment Highlights



**Summary:** Development property in the heart of Red Hook, Brooklyn. The property consists of an as of right 3,125 buildable square feet. The property also has a commercial overlay. The property is ideal for a Build & Flip or long term investment.

**Prime Location:** This development property represents a compelling investment opportunity. Red Hook, celebrated for its historic charm, cultural vibrancy, and strategic proximity to downtown Brooklyn and Manhattan, emerges as an appealing choice for astute investors.

**Appreciation Potential:** Introducing a remarkable development opportunity strategically nestled in the vibrant heart of Red Hook. This project offers a distinctive investment proposition within Brooklyn's thriving real estate landscape. With an expansive 3,125 buildable square feet, this property not only provides ample space but also promises versatility for diverse development ventures. Its prime location ensures proximity to essential amenities, excellent transportation links, and a burgeoning community, making it an ideal choice for discerning investors seeking long-term growth potential in Brooklyn's dynamic market.

**Excellent Connectivity:** Nestled in Red Hook, this property provides seamless connectivity to subway access, streamlining residents' journeys to Brooklyn. Transportation options include the nearby Smith-9 Sts [F,G] Subway Station—an 11-minute walk—and Carroll St [F,G] Subway Station--- an 18-minute walk.

**Proximity to Amenities:** Experience unparalleled convenience at this strategically positioned development property, offering discerning investors effortless access to local amenities and shops. With its proximity to recreational offerings at Coffey Park just a 4-minute walk away, nearby gems include Starbucks for your everyday coffee, Chase Bank, McDonald's, which is within 0.4 miles, Red Hook Pharmacy – 0.1 mile away, and Retro Fitness gym, which is easy to reach since it is just 0.8 miles away, ready to support your healthy lifestyle. When you step outside, simply turn left onto Mill St, and you'll find CTown Supermarket. Collectively, these amenities enhance the overall living experience, fostering a holistic and connected community.

## Property Analysis

**Address** 777 Hicks St, Brooklyn, NY 11231

**Block/Lot** 539/4

**Neighborhood** Red Hook

**Cross Streets** W 9<sup>th</sup> St & Mill St

**Asset Type** Development

**Lot Size** 25' x 100'

**Lot SF** 2,500 SF

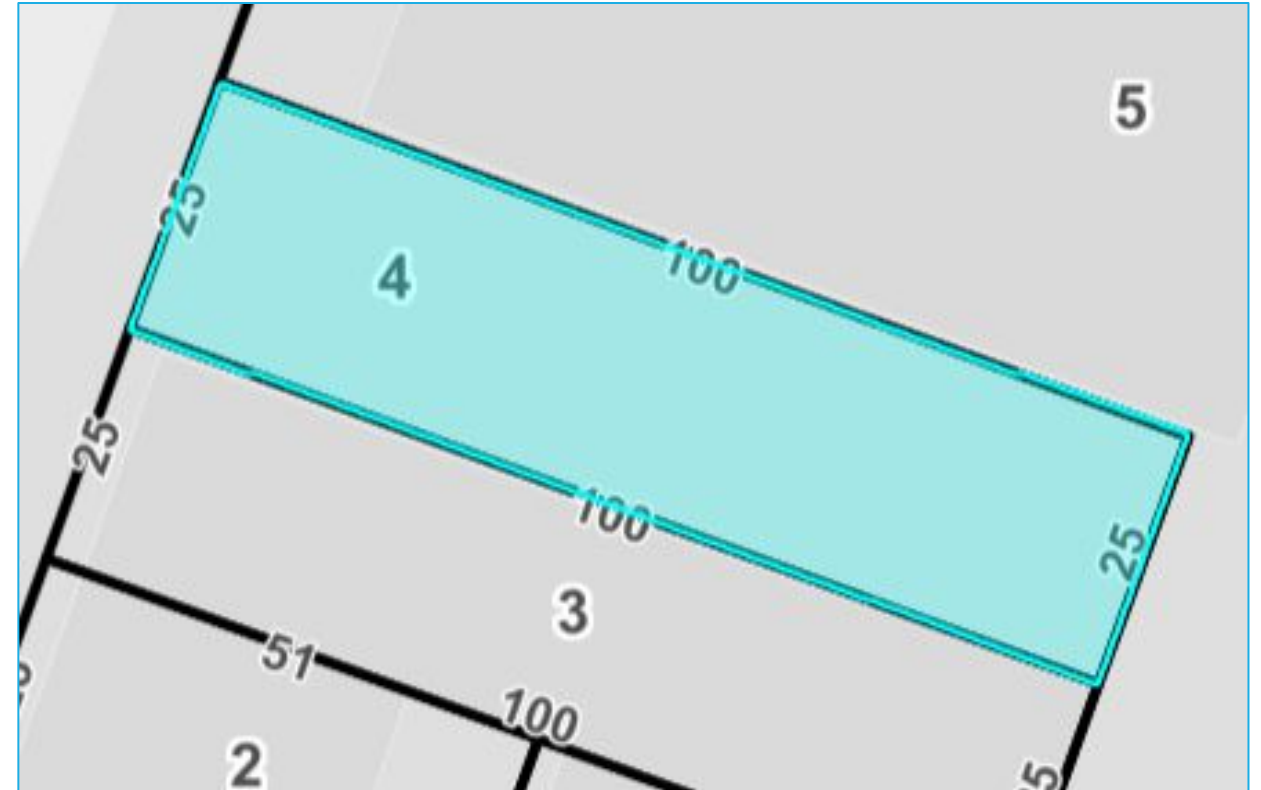
**Zoning** R5, C1-2

**FAR** 1.25

**Buildable** 3,125

**Taxes ('24)** \$24,385

**Tax Class** 4



# Aerial View



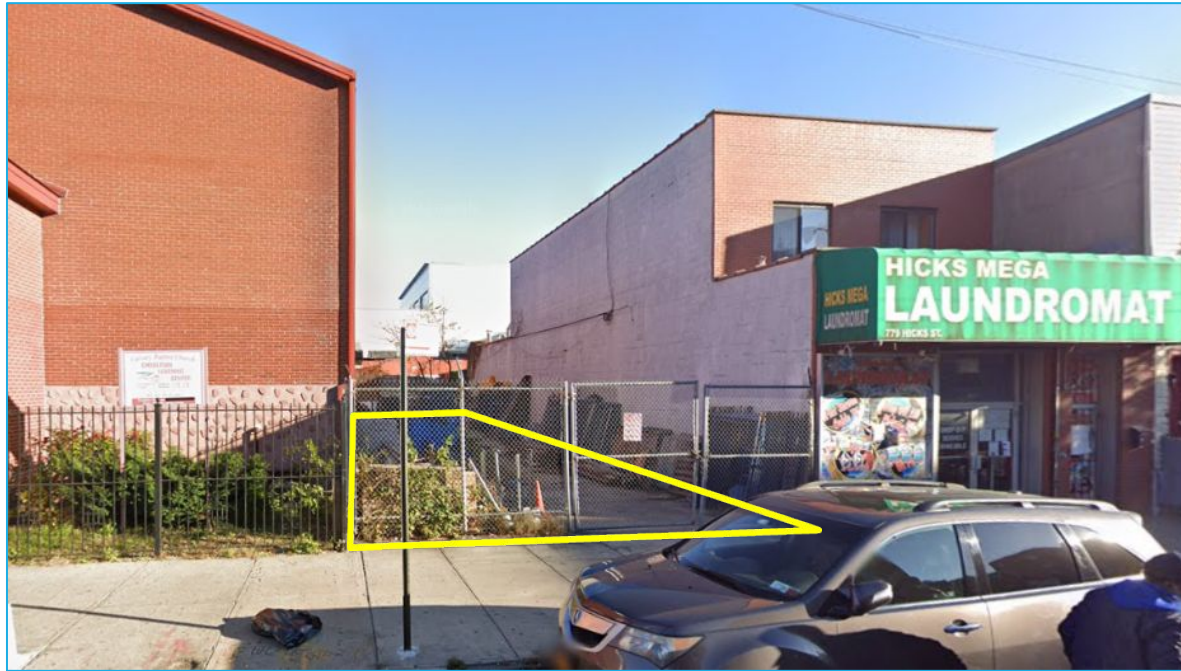
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- ❑ The property consists of an as of right 3,125 buildable square feet.
- ❑ The property also has a commercial overlay. The property is ideal for a Build & Flip or long term investment.
- ❑ Property is located near Smith-9 Sts [F,G] Subway Station—an 11-minute walk.



**PLEASE CONTACT EXCLUSIVE ADVISORS:**

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Licensed Associate Real Estate Broker

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