



**LANDAIR
PROPERTY
ADVISORS**

East Williamsburg Development Site w/ 22,698 Buildable Sq. Ft.

15 Seigel Ct, Brooklyn, NY 11206

Presented by:

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Senior Associate



PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Property Advisors has been hired on an exclusive basis to sell 15 Seigel Ct, Brooklyn, NY 11206 – an investment opportunity in the thriving East Williamsburg submarket. This 5,820 Sq. Ft. lot features a 2-family frame building currently generating \$116,400 in gross income from two apartments and four parking spots. Lot dimensions are 60' x 97', situated on a mid-block lot. Zoned R6 on a narrow street, the property allows for a 22,698 Sq. Ft. residential building with affordable apartments or a 27,936 Sq. Ft. community facility building.

Located just 0.2 miles from the Morgan Ave L train subway stop, the property provides extremely easy access to Manhattan, enhancing its appeal for future residents. It is surrounded by new developments, contributing to the area's continued growth.

East Williamsburg is a highly desirable area, where condo sellouts are expected to exceed \$900 per square foot and rental pricing averages around \$70 per square foot. This property presents a strong opportunity for investors in a rapidly developing neighborhood with strong market fundamentals.

PROPERTY HIGHLIGHTS

- 5,820 Sq. Ft. lot with a 2-family frame building
- \$116,400 gross income generated from 2 apartments and 4 parking spots
- Zoned R6 allowing for a 22,698 Sq. Ft. residential building or 27,936 Sq. Ft. community facility
- Mid-block lot with dimensions of 60' x 97'
- Located .2 miles from the Morgan Ave L train subway stop for easy Manhattan access



OFFERING SUMMARY

Sale Price:	\$5,240,000
Lot Size:	5,820
Zoning District	R6
Residential BSF:	22,698
Gross Income:	\$116,400
Price Per Buildable S.F.	\$231
Corner/Midblock:	Midblock
Street Frontage:	97 ft



PROPERTY DETAILS

PROPERTY INFORMATION

Area	East Williamsburg
Block/Lot	3091/58
Lot Dimensions	60x97
Lot Sq. Ft.	5,820

BUILDING INFORMATION

Building Type	Residential
Building Sq. Ft.	2,000
Total Units	2

NYC FINANCIAL INFORMATION

Assessed Value	\$31,856
Tax Rate	20.085%
Gross Taxes	\$6,398

ZONING INFORMATION

Zoning District	R6
Base Floor Area Ratio (FAR)	2.2
Residential Buildable Sq. Ft.	12,804
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
Inclusionary FAR	3.9
Inclusionary Buildable Sq. Ft.	22,698
Community Facility FAR	4.8
Community Facility Buildable Sq. Ft.	27,936
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



PHOTOS & C/O



Form 24 (Rev. 8/85)

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH BROOKLYN DATE: NOV 19 1990 NO. 234893
 ZONING DISTRICT R-6

This certificate supersedes C.O. No. _____
 THIS CERTIFIES that the new - altered - existing - building - premises located at Block 3091 Lot 58
 15 SEIGEL COURT
 CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE
 LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LB PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR FORMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	ON GROUND				2	B-2	ACCESSORY USES.
FIRST	40		1	4	2	J-3	ONE (1) APARTMENT.
SECOND	40		1	4	2	J-3	ONE (1) APARTMENT. OPEN ACCESSORY PARKING SPACE FOR FOUR CARS 8'-6" X 18'-0" EA.

NOTE: THIS APPLICATION IS PART OF ONE ZONING LOT COMPRISED OF TAX LOTS PART OF
 200, 51 THRU 58. A RESTRICTIVE DECLARATION HAS BEEN FILED WITH THE
 CITY REGISTER OFFICE.
 SEE LIBER NUMBER 2610 PAGES 1704 THRU 1714.

NEW CODE



ADVISORY TEAM



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