



## 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**

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

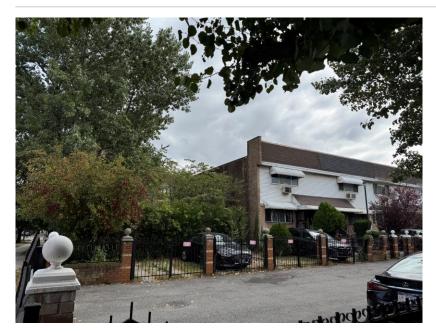
ZONING INFORMATION	
Zoning District	R6
Base Floor Area Ratio (FAR)	2.2
Residential Buildable Sq. Ft.	12,804
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
Inclusionary FAR	3.9
Inclusionary Buildable Sq. Ft.	22,698
Community Facility FAR	4.8
Community Facility Buildable Sq. Ft.	27,936
Industrial FAR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



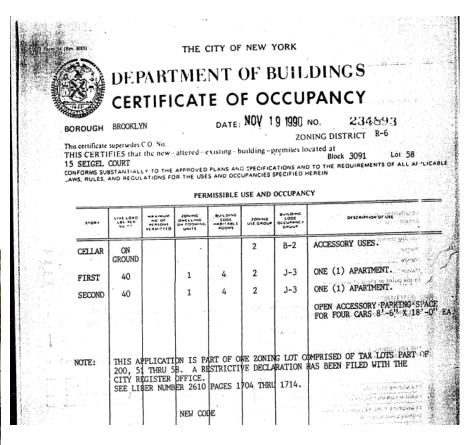




# PHOTOS & C/O









# **ADVISORY TEAM**



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