

**FOR SALE**  
4<sup>th</sup> Avenue  
Development  
Assemblage  
Brooklyn, NY, 11215

42,101 BSF Corner Mixed-Use Development Site



# 4<sup>th</sup> Avenue Development Assemblage, Brooklyn, NY, 11215

42,101 BSF Corner Mixed-Use Development Site | FOR SALE



▶ Walking distance to the Barclays Center



▶ 42,101 BSF Corner mixed-use development site in prime Gowanus



▶ 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: \$11,950,000

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

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For Financing Information:

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	<b>Total</b>	<b>244A 7th Street</b>	<b>246 7th Street</b>	<b>416 4th Avenue</b>
<b>Block / Lot</b>	<b>997/38,39,40</b>	997 / 38	997 / 39	997 / 40
<b>Lot Dimensions</b>	<b>N/A</b>	15.58' x 100'	15.75' x 100'	30.33' x 60'
<b>Lot Sq. Ft.</b>	<b>4,953</b>	1,558	1,575	1,819
<b>Zoning (As-of-Right)</b>	<b>C4-4D</b>	C4-4D	C4-4D	C4-4D
<b>FAR (As-of-Right)</b>	<b>8.5</b>	8.5	8.5	8.5
<b>Buildable Area (As-of-Right)</b>	<b>42,101</b>	13,243	13,388	15,462
<b>Tax Class</b>	<b>1, 2B</b>	1	1	2B
<b>Assessment (24/25)</b>	<b>\$257,537</b>	\$19,348	\$14,437	\$223,752
<b>Real Estate Taxes (24/25)</b>	<b>\$34,478</b>	\$3,886	\$2,618	\$27,973

\*All square footage/buildable area calculations are approximate

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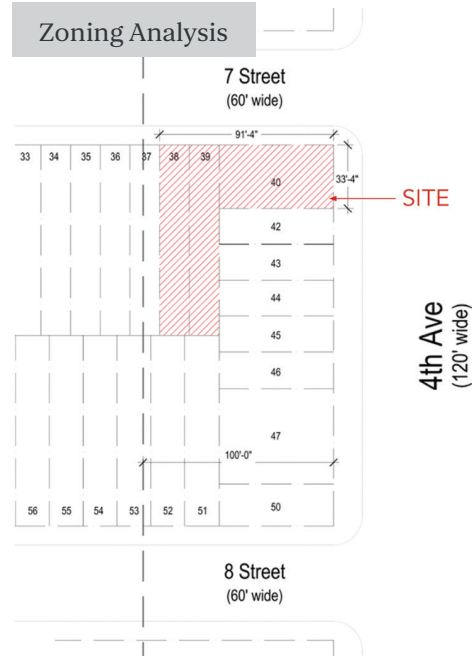
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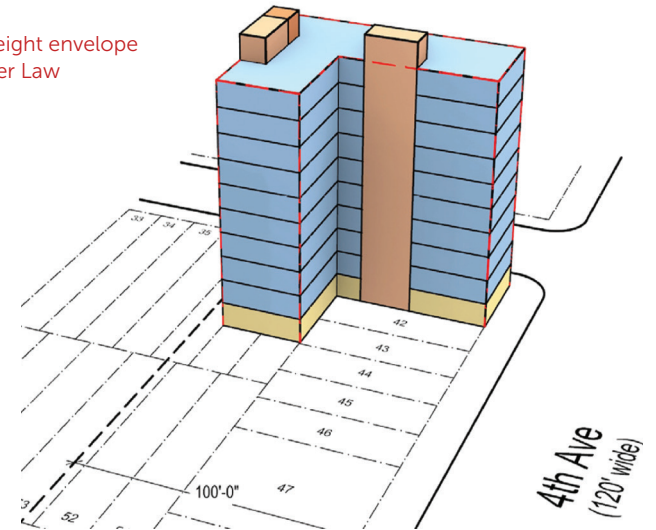
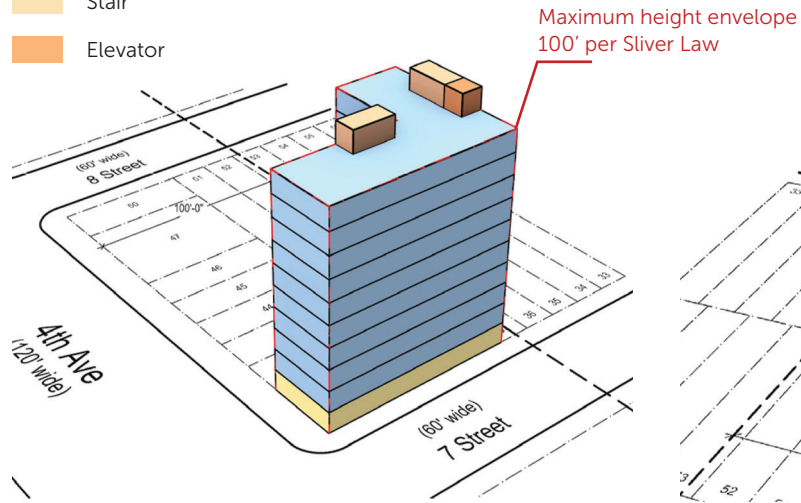
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- Commercial & Lobby
- Residential
- Corridor
- Stair
- Elevator



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416 4<sup>th</sup> Avenue



244A 7th Street & 246 7<sup>th</sup> 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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