

23 WEST 9TH STREET

RED HOOK | BROOKLYN, NY 11231

FOR SALE
LIGHT-MANUFACTURING
BUILDING WITH RESIDENTIAL
F.A.R. UPSIDE

6,916 SF BUILDING ON A 6,916 SF LOT

R5 ZONING

+ 3,458 SF OF ADDITIONAL BUILDABLE AREA



PROPERTY OVERVIEW

Well-located one-story light-manufacturing building in Red Hook, Brooklyn on a full 6,916 SF lot, with zoning headroom for expansion. Suited to owner-users, industrial investors and 1031 buyers seeking a Brooklyn waterfront foothold.

**CONTACT BROKERS FOR
PRICING & TOUR**

GREINER-MALTZ
REAL ESTATE

24-09 38th Avenue, Long Island City, NY 11101 | 718-786-5050 | greinermaltz.com | "Creating Opportunities Together."

FOR MORE INFORMATION CONTACT

SHARONE LEVY | 718-786-5050 ext. 222 | slevy@greiner-maltz.com
GUY SOLO | 347-327-4001 | gsolo@greiner-maltz.com

BUILDING, LOCATION & PROPERTY DETAILS

23 West 9th Street, Red Hook, Brooklyn, NY 11231 | Block 534, Lot 37 | R5 Zoning

BUILDING SNAPSHOT

6,916 SF

BUILDING (1 STORY)

6,916 SF

LOT (69.17' x 100')

1925

YEAR BUILT

MASONRY

CONSTRUCTION

15 FT

ROOF HEIGHT

R5

ZONING DISTRICT

ZONING & FINANCIALS

Zoning

R5 (Residential)

Residential FAR

1.5

Current FAR (Built)

1.00

Max Buildable Area

10,374 SF

Additional Buildable*

+3,458 SF

Annual Real Estate Tax

\$44,305 (2026/27)

Current Use

Light Manufacturing (F5)

*Additional buildable area reflects R5 residential FAR headroom. Buyer to confirm scope of any expansion/conversion with architect and counsel; property reflects 1 open DOB violation — buyer to verify current status.

LOCATION & TRANSIT

Steps to Smith–9th Sts Subway **F** **G** | Red Hook waterfront, central Brooklyn location

Walk Score 85 (Very Walkable) | Transit Score 79 (Excellent Transit) | Bike Score 94 (Biker's Paradise)

THE ASSET

Address Neighborhood

23 W 9th St (23-27 W 9th St) Red Hook, Brooklyn

Block / Lot

534 / 37

Lot Size

6,916 SF (69.17' x 100')

Building Size

6,916 SF

Stories

1 Masonry (Grade C)

Construction Year Built

1925

Roof Height

15 FT

