

FOR SALE
ASKING PRICE \$2,300,000

840 GREENE AVENUE

Bedford-Stuyvesant, NY 11221 | **Brooklyn**

APPROVED ALT-1
PLANS FOR AN 8-UNIT,
7,500 SF MULTIFAMILY
PROJECT

RENDERING

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Approved Plans
for an 8-unit, 7,500 GSF
building via horizontal & vertical
enlargement of existing structure.

#2

Property will be
Delivered Vacant at closing.

#3

Ideal for a **Boutique Condominium
Project.** The project is not subject
to any inclusionary housing
restrictions.

#4

Short walk to the **J-line Subway
Station** at Broadway / Kosciuszko
Street.



PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Property Address	840 Greene Avenue Brooklyn, NY 11221
Neighborhood	Bed-Stuy
Location	Located on the south side of Greene Avenue between Lewis Avenue and Stuyvesant Avenue.
Block / Lot	1620 / 35

PROPERTY INFORMATION

Lot Dimensions	30.33' x 100' (approx.)
Lot SF	3,033 SF (approx.)
Zoning	R6B

Existing Building

Existing Building SF	3,360 GSF (approx.)
Number of Units	Three (3) Apartments
Number of Stories	Three (3) Stories

Approved Plans (Available Upon Request)

Proposed Building SF (Approved Plans)	7,490 GSF (approx.)
Proposed Number of Units	Eight (8) Apartments
Number of Stories	Four (4) Stories

NYC TAX INFORMATION

Assessment (24/25)	\$21,280
Tax Rate	20.09%
Annual Property Tax (24/25)	\$4,274
Tax Class	1

**840 GREENE AVENUE
FOR SALE**

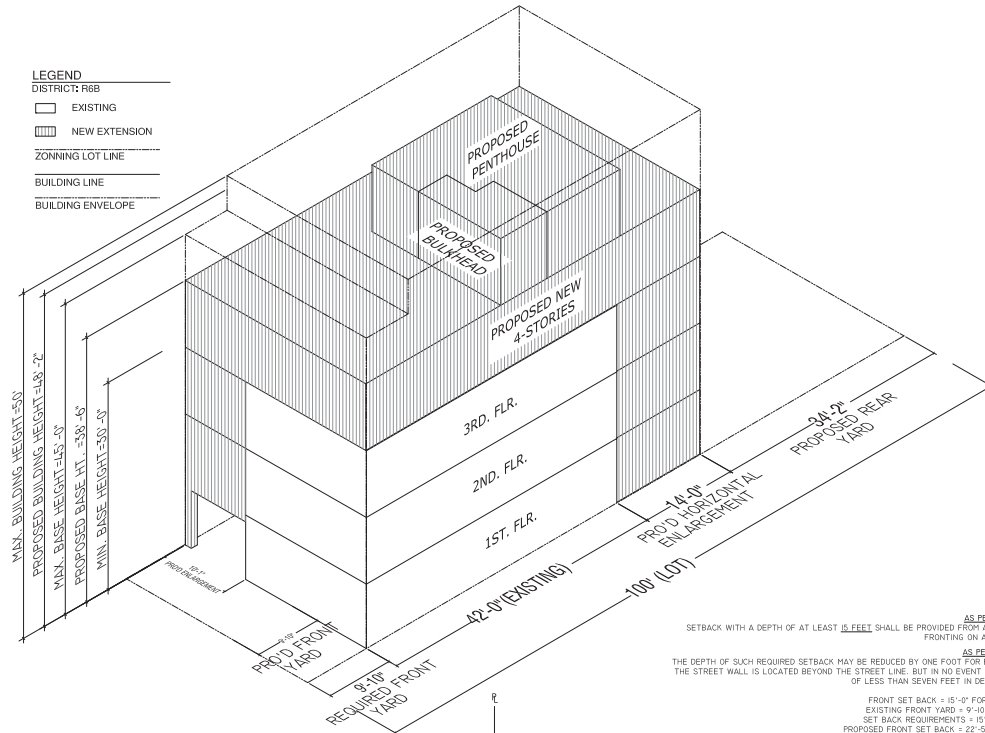
SURROUNDING AREA MAP



PROPERTY PHOTOS



BUILDING PLAN

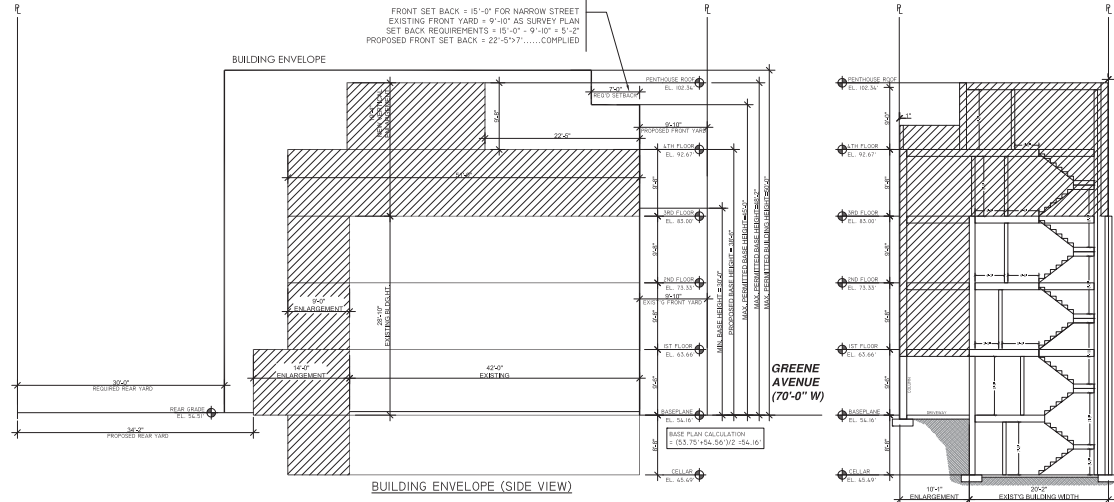


1 AXONOMETRIC DIAGRAM
 SCALE: 1/8" = 1'-0"

AS PER ZB 23-462(C)(1)
 SETBACK WITH A DEPTH OF AT LEAST 10 FEET SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A NARROW STREET

AS PER ZB 23-462(C)(2)
 THE DEPTH OF SUCH REQUIRED SETBACK MAY BE REDUCED BY ONE FOOT FOR EVERY FOOT THAT THE STREET WALL IS LOCATED BEYOND THE STREET LINE, BUT IN NO EVENT SHALL A SETBACK OF LESS THAN SEVEN FEET IN DEPTH BE PROVIDED.

FRONT SET BACK = 15'-0" FOR NARROW STREET
 EXISTING FRONT YARD = 9'-10" AS SURVEY PLAN
 SET BACK REQUIREMENTS = 15'-0" - 9'-10" = 5'-2"
 PROPOSED FRONT SET BACK = 22'-5" > 5'-2" COMPLIED



2 HEIGHT & SETBACK DIAGRAM
 SCALE: 1/8" = 1'-0"

CONTACT EXCLUSIVE AGENTS

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