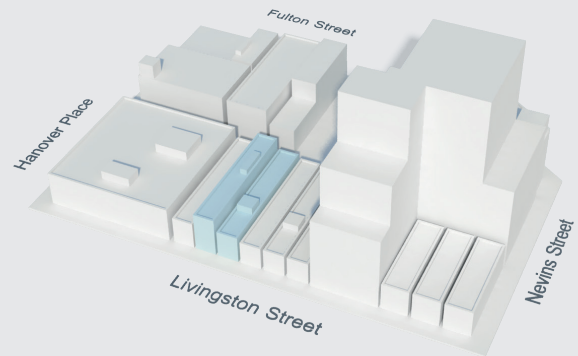


285-287 LIVINGSTON STREET, BROOKLYN, NY 11217

Premier 40' Wide Block-Through Development Site, Downtown Brooklyn Location | **FOR SALE**



The subject properties are located on the north side of Livingston Street between Hanover Place and Nevins Street



C6-4/DB

Zoning

40'

of Retail Frontage

60,000-66,000

Buildable SF (w/ Inclusionary Bonus)

13 SUBWAY LINES

in Walking Distance

DOWNTOWN BROOKLYN

Location

PROPERTY INFORMATION

Block / Lot	161 / 63, 64
Zoning	C6-4 / DB
FAR (as-of-right)	10
FAR (w/ Inclusionary Bonus)	12
Lot Dimensions	40' x 125'
Lot Dimensions with Grove Place*	40' x 137.5'
Lot Size	5,000
Lot Size with Grove Place*	5,500
Building Dimensions (Irregular)	40' x 125'
Building Size (approx., sq. ft.)	14,600
Buildable Square Feet (approx., as-of-right)	50,000
Buildable Square Feet (w/ Inclusionary Bonus)	60,000
Buildable Square Feet (incl. Grove Place*)	66,000
Assesment (18/19)	\$463,018
Real Estate Taxes (18/19)	\$58,619

*Please contact our exclusive sales team for additional information.

PROPERTY DESCRIPTION

Ariel Property Advisors presents 285-287 Livingston Street, an outstanding development site centrally located in Downtown Brooklyn. The site measures 40' x 125', providing a footprint of 5,000 square feet. With the addition of a 500 square foot portion of Grove Place*, the site's footprint increases to 5,500 square feet.

285-287 Livingston Street is located in a C6-4/DB zoning district. This provides a base FAR of 10.0 for residential or commercial use. Additional value can also be realized by utilizing an inclusionary housing bonus, which increases the total FAR potential to 12.0. The maximum potential buildable area ranges approximately between 60,000-66,000 square feet depending on the inclusion of the portion of land from Grove Place*. The property is currently improved by two mixed-use buildings that total approximately 14,600 square feet and are occupied by tenants with month-to-month leases.

Downtown Brooklyn is the third largest Central Business District in NYC. Thirteen subway lines (including A, B, C, D, F, G, N, Q, R, 2, 3, 4, and 5 trains) and the LIRR at Atlantic Terminal are all within walking distance of the property. Convenient shopping is abundant with national and local retail tenants along the Fulton Mall, City Point, and Atlantic Terminal Mall. Other points of attraction nearby include the Barclays Center and the Brooklyn Academy of Music. Local new construction condominiums in buildings, such as The Hendrick, The Nevins, and 211 Schermerhorn have been achieving record sellout prices exceeding \$1,500 per square foot.

Offering a prime location, scalability, and flexible use, 285-287 Livingston Street represents a premier Downtown Brooklyn development opportunity.

ASKING PRICE: \$22,000,000

212.544.9500

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

For Financing Info

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. 28 December 2018 3:06 pm

285-287 LIVINGSTON STREET, BROOKLYN, NY 11217

Premier 40' Wide Block-Through Development Site, Downtown Brooklyn Location | **FOR SALE**



A PREMIER DEVELOPMENT OPPORTUNITY IN THE HEART OF BROOKLYN

Centrally located in the nation's fastest growing downtown market, 285-287 Livingston Street presents prospective developers with the opportunity to capitalize on rapid residential absorption, retail rents at unprecedented levels, and unparalleled access to transportation.

Over the course of the past decade, Downtown Brooklyn has benefited from more than \$11 billion in public and private investment and \$400 million spent on infrastructure improvements. Within that time frame, over 500 companies have relocated to the area, which offers abundant entertainment and cultural destinations, some of the finest shopping the city has to offer, and relative affordability in comparison to Manhattan.



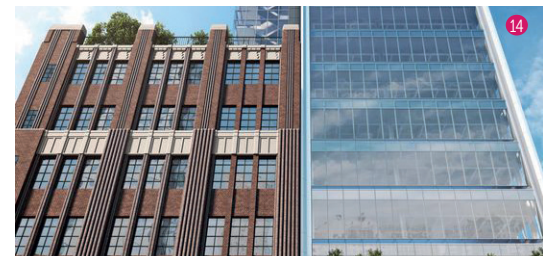
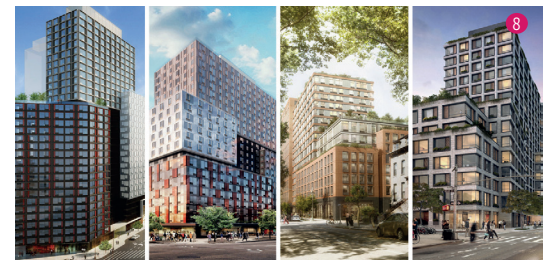
● Subject Properties

- 1 Ava DoBro, Avalon Bay
- 2 33 Bond Street, TFC Cornerstone
- 3 9 DeKalb Avenue, JDS Development
- 4 CityPoint, Multiple Developers

- 5 The Hub, Steiner Development
- 6 300 Ashland Place, Two Trees Management
- 7 The Ashland, Gotham Organization
- 8 Pacific Park, Greeland Forest City Partners
- 9 The Pioneer Building, Quinlan Development Group

- 10 EVEN Hotel, InterContinental Hotel Group
- 11 Brooklyn Academy of Music
- 12 Barclays Center, Greenland Forest City
- 13 1 Willoughby Square, JEMB Realty
- 14 The Wheeler, Tishman Speyer

- 15 The Lane at Boerum Place, Quinlan Development, Lonicer Partners
- 16 Brooklyn Point, Extell Development



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