

200 NORTH 8TH STREET, BROOKLYN, NY 11211

4,125 BSF Corner Development Site | **FOR SALE**



25' X 75'

Lot Dimensions

R6B (2.2)

Zoning (FAR - Inclusionary Housing)

4,125

Buildable Area with Inclusionary Housing

WILLIAMSBURG

Location

PROPERTY INFORMATION

Block / Lot	2321 / 4
Lot Dimensions	25' x 75'
Lot Size	1,875 Sq. Ft. (Approx.)
Building Size	1,000 Sq. Ft. (Approx.)
Zoning	R6B
FAR	2.00
FAR with Inclusionary Housing	2.20
Buildable Area	3,750 Sq. Ft. (Approx.)
Buildable Area with Inclusionary Housing	4,125 Sq. Ft. (Approx.)
Air Rights	2,750 Sq. Ft. (Approx.)
Air Rights with Inclusionary Housing	3,125 Sq. Ft. (Approx.)
Assesment (18/19)	\$18,434
Real Estate Taxes (18/19)	\$3,758

PROPERTY DESCRIPTION

Ariel Property Advisors has been retained on an exclusive basis to arrange the sale of 200 North 8th Street, a unique development opportunity situated on a prime corner in the Williamsburg neighborhood of Brooklyn. The R6B zoning allows for 3,750 buildable square feet as-of-right. The inclusionary housing bonus increases the total buildable square footage to 4,125 buildable square feet.

Access to Midtown Manhattan and other parts of Brooklyn is facilitated by the L and G trains, which are accessible from the Bedford Avenue and Nassau Avenue stations respectively. The site's location at the crossroads of Williamsburg and Greenpoint contain various market drivers and attractions that include Brooklyn Bowl, McCarren Park, Music Hall of Williamsburg, Knitting Factory Brooklyn, and Williamsburg Cinemas. Additionally, the Bedford Avenue commercial corridor is situated one block away.

200 North 8th Street offers prospective developers the opportunity to introduce market-rate condos or a townhouse in an established premier neighborhood that is at the forefront of the dynamic growth that is underway in much of Brooklyn.

ASKING PRICE: \$2,975,000

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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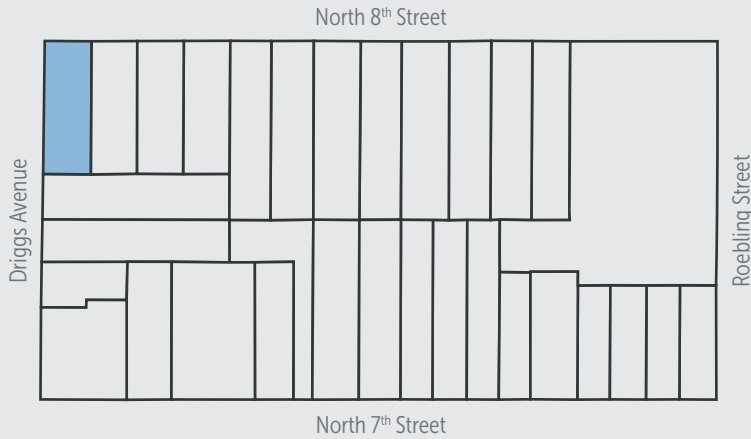
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Corner of North 8th Street and Driggs Avenue

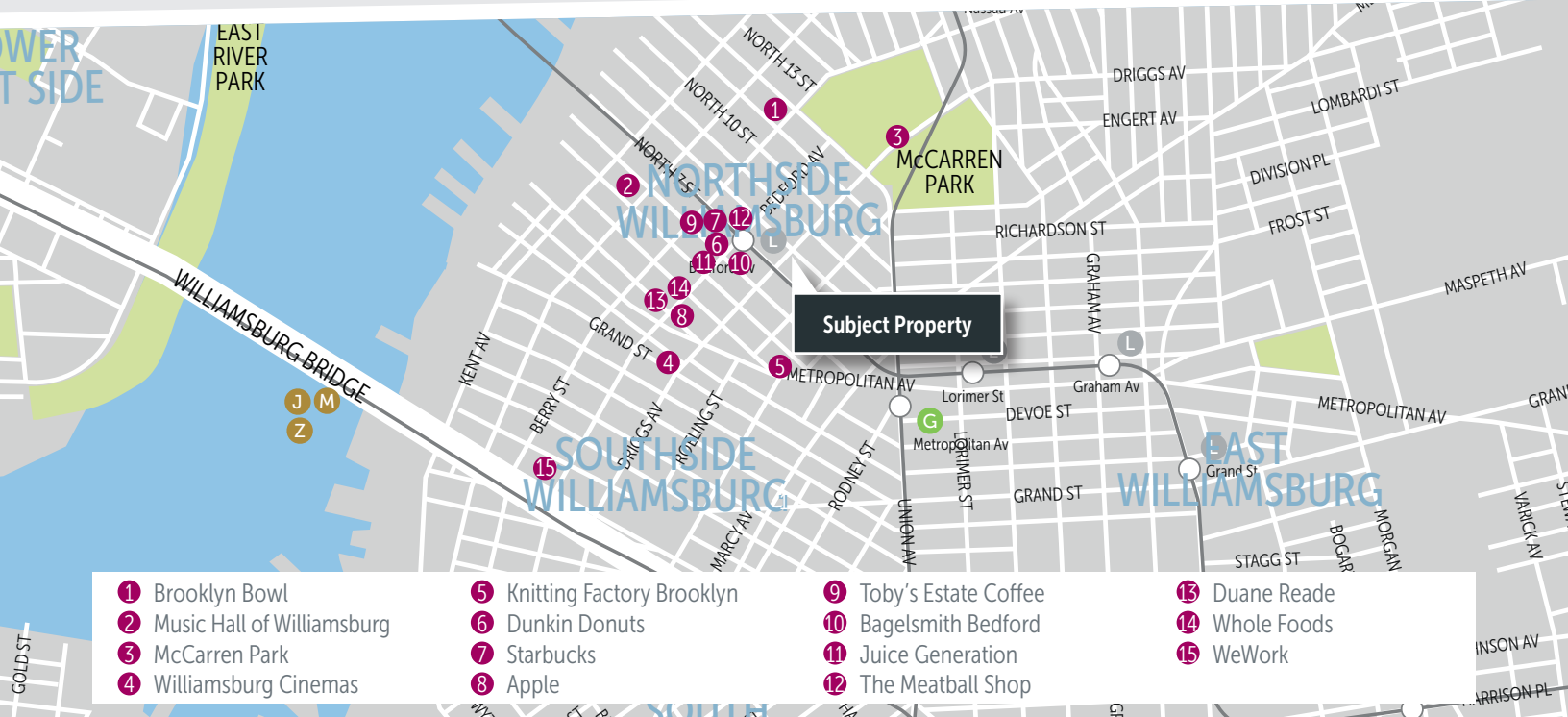


2321
Block

4
Lot

25' X 75'
Lot Dimensions

1,875
Lot Area SF



- | | | | |
|------------------------------|-----------------------------|------------------------|----------------|
| 1 Brooklyn Bowl | 5 Knitting Factory Brooklyn | 9 Toby's Estate Coffee | 13 Duane Reade |
| 2 Music Hall of Williamsburg | 6 Dunkin Donuts | 10 Bagelsmith Bedford | 14 Whole Foods |
| 3 McCarren Park | 7 Starbucks | 11 Juice Generation | 15 WeWork |
| 4 Williamsburg Cinemas | 8 Apple | 12 The Meatball Shop | |

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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 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. 17 June 2019 5:48 pm