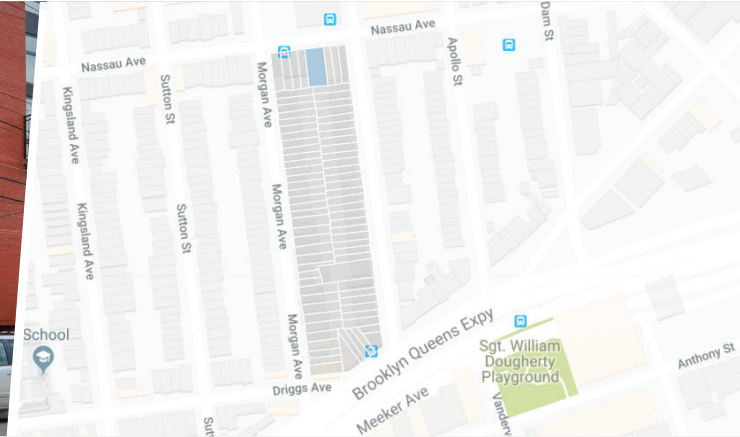


284-286 NASSAU AVENUE, BROOKLYN, NY 11222
50' WIDE GREENPOINT DEVELOPMENT SITE | FOR SALE



50' X 100'
Lot Dimensions

R6B (2.0)
Zoning (FAR)

10,000
Buildable SF

Ariel Property Advisors has been exclusively retained to handle the sale of 284-286 Nassau Avenue, a 50' x 100' development site in the Greenpoint section of Brooklyn. The site is located on Nassau Avenue between Morgan Avenue and Hausman Street. Zoned R6B, the site's 2.0 FAR allows 10,000 buildable square feet, as-of-right, for residential use. The site will be delivered vacant.

In addition to its proximity to the G train, which will benefit from increased service and additional train cars during the L train shut-down, the property is footsteps from the B48 bus stop, which offers service to Prospect-Lefferts Gardens.

The site is also walking distance to many neighborhood destinations such as the Henry Norman Hotel, McGolrick Park, Pie Corps, and Alkemy Brewlab, a coffee shop immediately adjacent to the site.

Greenpoint is currently undergoing significant transformations – additional G train service and the increased use of the NYC ferry stop are altering the neighborhood's transportation infrastructure for the better. The nearby Franklin Street corridor was one of the few retail corridors in the entire city to experience an increase in average retail rent per square foot in 2017. The neighborhood benefits from well-rated schools and as a result, is experiencing rapid growth in its condominium market, with average sellouts approaching \$1,400 per square foot.

PROPERTY INFORMATION

Block / Lot	2691 / 5	
Lot Dimensions	50' x 100'	
Lot Area	5,000	Sq. Ft.
Zoning	R6B	
FAR	2.00	
Buildable Area (Approx.)	10,000	Sq. Ft.
Assessment (18/19)	\$115,200	
Real Estate Taxes (18/19)	\$12,112	

ASKING PRICE: \$3,500,000

FOR MORE INFORMATION PLEASE CONTACT OUR EXCLUSIVE SALES AGENTS AT 212.544.9500 / arielpa.nyc

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

David Khukhashvili x77
dkhukhashvili@arielpa.com

FOR FINANCING INFO

Paul McCormick x45
pmccormick@arielpa.com

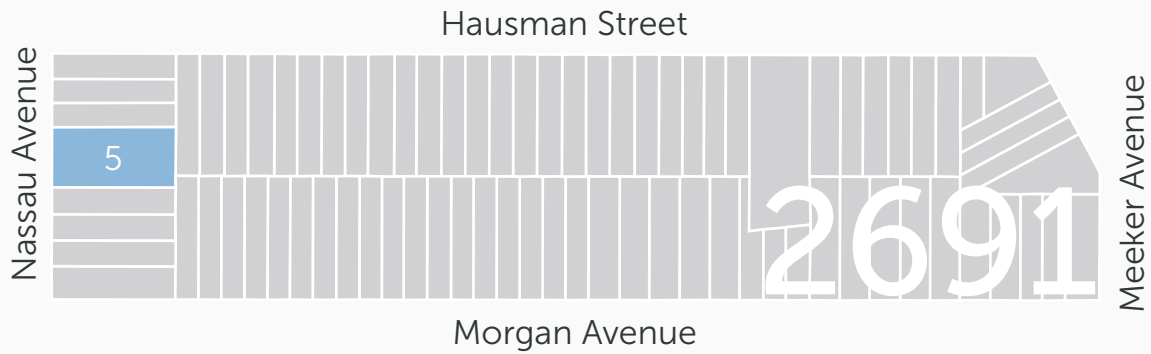
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage 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. June 11, 2019 4:31 PM

284-286 NASSAU AVENUE, BROOKLYN, NY 11222
50' WIDE GREENPOINT DEVELOPMENT SITE | FOR SALE



TAX MAP

The subject property is located on the south side of Nassau Avenue between Hausman Street and Morgan Avenue



LOCATION MAP



ASKING PRICE: \$3,500,000

FOR MORE INFORMATION PLEASE CONTACT OUR EXCLUSIVE SALES AGENTS AT 212.544.9500 / arielpa.nyc

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

David Khukhashvili x77
dkhukhashvili@arielpa.com

FOR FINANCING INFO

Paul McCormick x45
pmccormick@arielpa.com

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. June 11, 2019 4:31 PM