

Downtown Brooklyn Development Sites

EXCLUSIVE LISTINGS



Realty Services



365-367 Atlantic Avenue



167-171 4th Avenue

365-367 Atlantic Avenue

FOR SALE

\$6,000,000

The offering, located between Hoyt and Bond Streets, includes two adjacent mixed-use buildings with 50' of contiguous retail frontage along Atlantic Avenue, the neighborhood's main shopping thoroughfare. With a total of 17,000 buildable square feet (approx. 8,500 existing square feet plus approx. 8,500 square feet of additional air rights) the property is poised for development and has significant retail potential.

167-171 4th Avenue

FOR SALE

\$6,500,000

167-171 4th Avenue is an approximately 19,200 buildable square foot development site located on the northeast corner of 4th Avenue and Degraw Streets in the heart of Park Slope. 167-171 4th Avenue features over 100' of wrap around frontage between 4th Avenue and Degraw Streets. Under the current zoning C2-4/R8A, a developer could build approximately 19,200 square feet as-of-right. There is an Inclusionary Housing bonus which would allow the site to mass approximately 23,000 square feet.

Exclusive Offerings

www.masseyknaikal.com

Downtown Brooklyn Development Sites

\$6,000,000

365-367 Atlantic Avenue

Boerum Hill is known for its local eateries and boutiques, luxury rentals and brownstone buildings, and convenient proximity to popular neighborhoods—it's bordered by Cobble Hill, Carroll Gardens, Brooklyn Heights, and Park Slope. The building is within walking distance to Brooklyn Bridge Park, Barclays Center, and Atlantic Terminal, with access to over 10 subway lines (2, 3, 4, 5, B, Q, D, R, and the LIRR), providing a short commute to Manhattan.

\$6,500,000

167-171 4th Avenue

The property is located in the highly desirable Park Slope neighborhood, with many new construction projects in the development pipeline. Some of the neighboring projects are: 316 Bergen Street, 595 Baltic Street, 269-275 4th Avenue. In the greater Downtown Brooklyn submarket, there are over 5,000 rental/condo units coming to market over the next 24 months.

MASSEY KNAKAL
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NEW YORK CITY 'S #1 BUILDING SALES FIRM

FOR MORE INFORMATION ABOUT THIS LISTING, PLEASE CONTACT:

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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 it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy. If any. The value of this investment is dependant upon these estimates and assumptions made above, 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 HEREIN.