



99-101 16TH STREET, BROOKLYN, NY 11215

EXCLUSIVE OFFERING MEMORANDUM

33 ft x 85 ft R6B Lot with a Curb Cut in Gowanus

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VACANT LOT WITH A CURB CUT IN GOWANUS FOR SALE

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Luke Sproviero	Adam Lobel	Toby Waring	Matt Dittmeier	Samantha Katz	Alon Kahan
President	Founding Partner	Founding Partner	Partner	Senior Associate	Associate	Associate
718.360.8802	718.360.8803	718.360.8815	718.360.8837	718.360.1331	718.360.4834	718.360.8678
derek@iprg.com	luke@iprg.com	adam@iprg.com	twaring@iprg.com	mdittmeier@iprg.com	skatz@iprg.com	akahan@iprg.com

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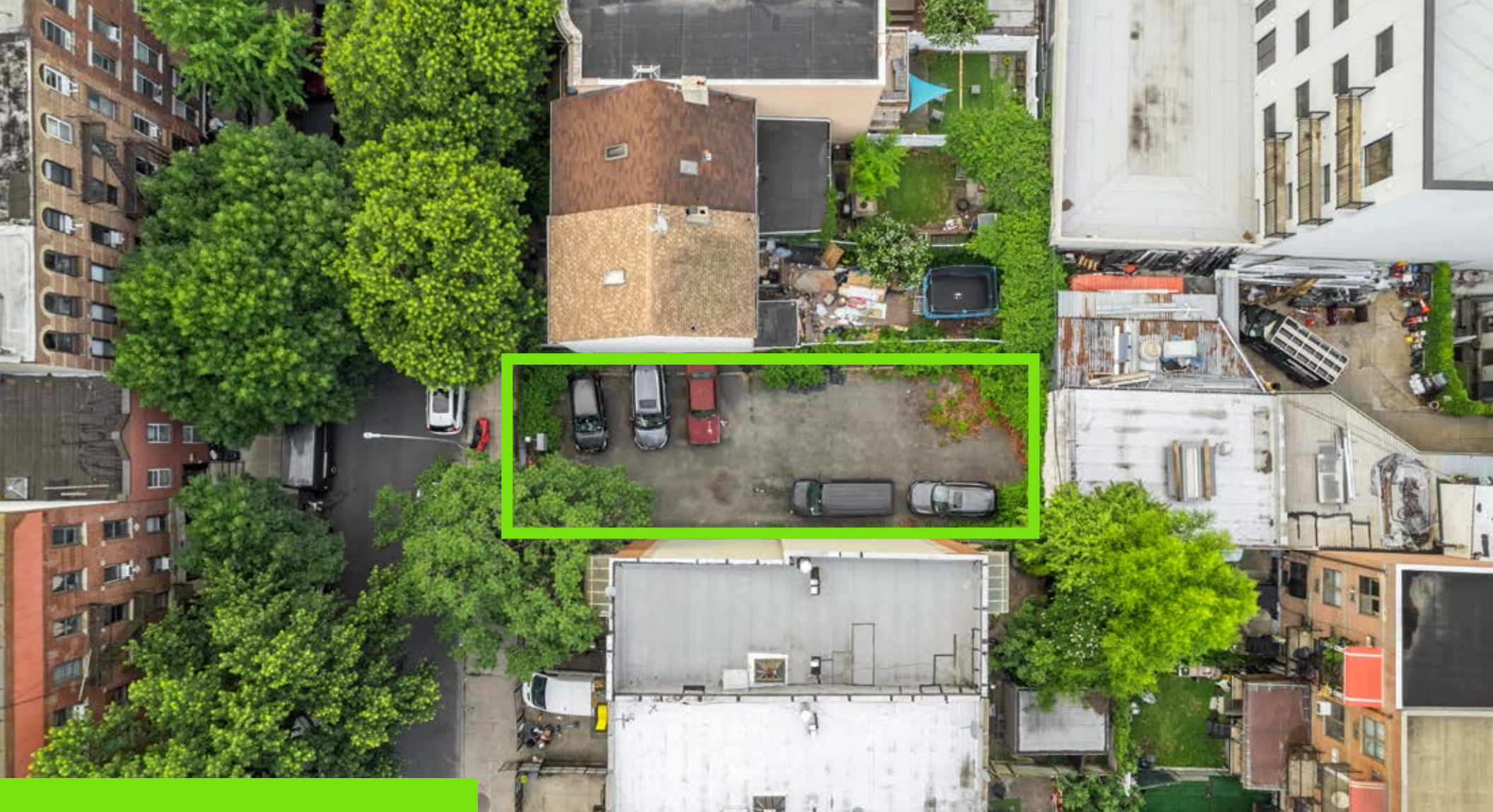
www.iprg.com

IPRG

INVESTMENT PRICING

99-101 16TH STREET





OFFERING PRICE
\$1,850,000

INVESTMENT HIGHLIGHTS

-VACANT LOTS
-QUALIFIED OPPORTUNITY ZONE

33 ft x 85 ft
Lot Dimensions

2,805 SF
Lot Size

2.0
FAR As-of-Right

2.40
FAR with City of Yes

5,610
BSF As-of-Right

6,732
BSF with City of Yes

\$330
Price/As-of-Right BSF

\$275
Price/City of Yes BSF

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PROPERTY INFORMATION

99-101 16TH STREET



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VACANT LOT WITH A CURB CUT IN GOWANUS **FOR SALE**

INVESTMENT SUMMARY

IPRG is pleased to exclusively offer 99-101 16th Street, two prime lots with a curb cut, ideally situated between 3rd and 4th Avenue in Gowanus, Brooklyn.

The lots measure a total of 33 ft x 85 ft, providing 2,805 square feet of land, zoned R6B.

With a standard 2.0 floor area ratio (FAR), the as-of-right buildable area is approximately 5,610 square feet. By leveraging the City of Yes incentive, the FAR increases to 2.40, allowing for up to 6,732 buildable square feet.

The property is located in a Qualified Opportunity Zone and benefits from low annual taxes of \$1,349.

This site offers development flexibility as it is not constricted to landmarks nor in the Gowanus Special Purpose District.

It is steps away from 5th Avenue retail in Park Slope and Prospect Park. It is also one block from the R train at Prospect Ave and steps to the 4th Avenue / 9th Street Subway station, serving the F, G, and R subway lines.

BUILDING INFORMATION

BLOCK & LOT:	01046-0058/0057
NEIGHBORHOOD:	Gowanus
CROSS STREETS:	3rd Ave & 4th Ave
LOT DIMENSIONS:	33 ft x 85 ft
APPROX. TOTAL SF:	2,805
ZONING:	R6B
FAR AS-OF-RIGHT:	2.0
BUILDABLE SF AS-OF-RIGHT:	5,610
FAR WITH CITY OF YES INCENTIVE:	2.40
BUILDABLE SF WITH CITY OF YES INCENTIVE:	6,732
TAX CLASS / ANNUAL TAXES:	1 / \$1,349

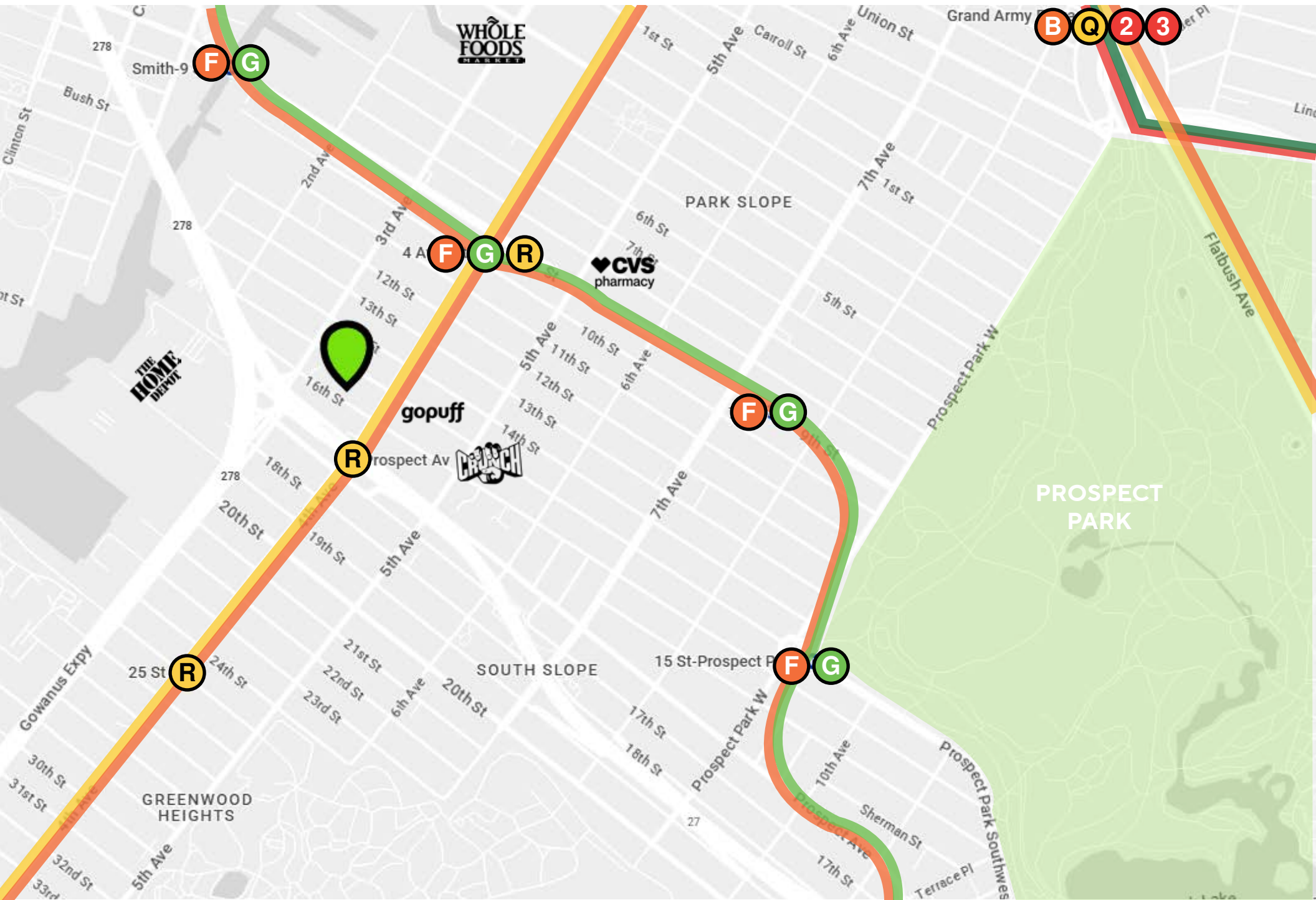
TAX MAP



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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS





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