



**99-101 16TH STREET, BROOKLYN, NY 11215**

**EXCLUSIVE OFFERING MEMORANDUM**

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

**IPRG**



99-101 16TH STREET, BROOKLYN, NY 11215

**IPRG**

VACANT LOT WITH A CURB CUT IN GOWANUS FOR SALE

99-101 16TH STREET, BROOKLYN, NY 11215

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FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

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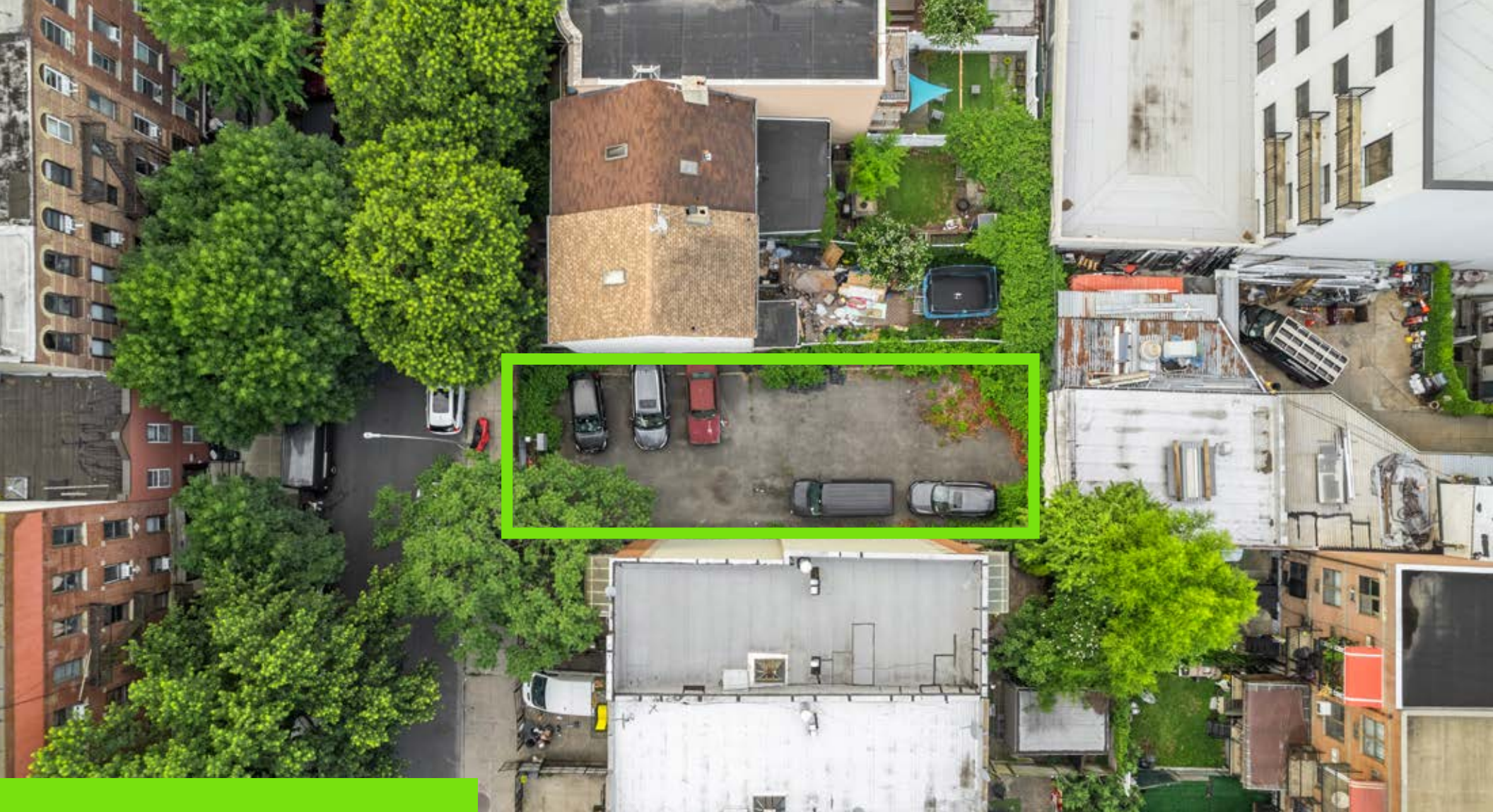
# IPRG

## INVESTMENT PRICING

99-101 16TH STREET







**OFFERING PRICE**  
**\$2,200,000**

## 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

\$392  
Price/As-of-Right BSF

\$327  
Price/City of Yes BSF



# IPRG

## PROPERTY INFORMATION

99-101 16TH STREET



# 99-101 16TH STREET, BROOKLYN, NY 11215

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.

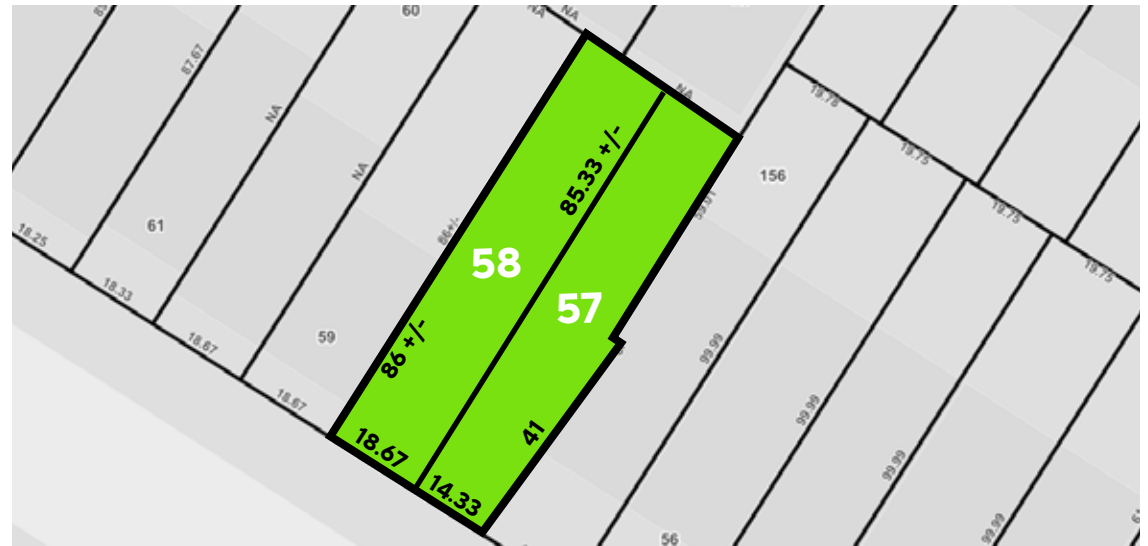
This site offers development flexibility as it is not constricted to landmarks nor in the Gowanus Special Purpose District.

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

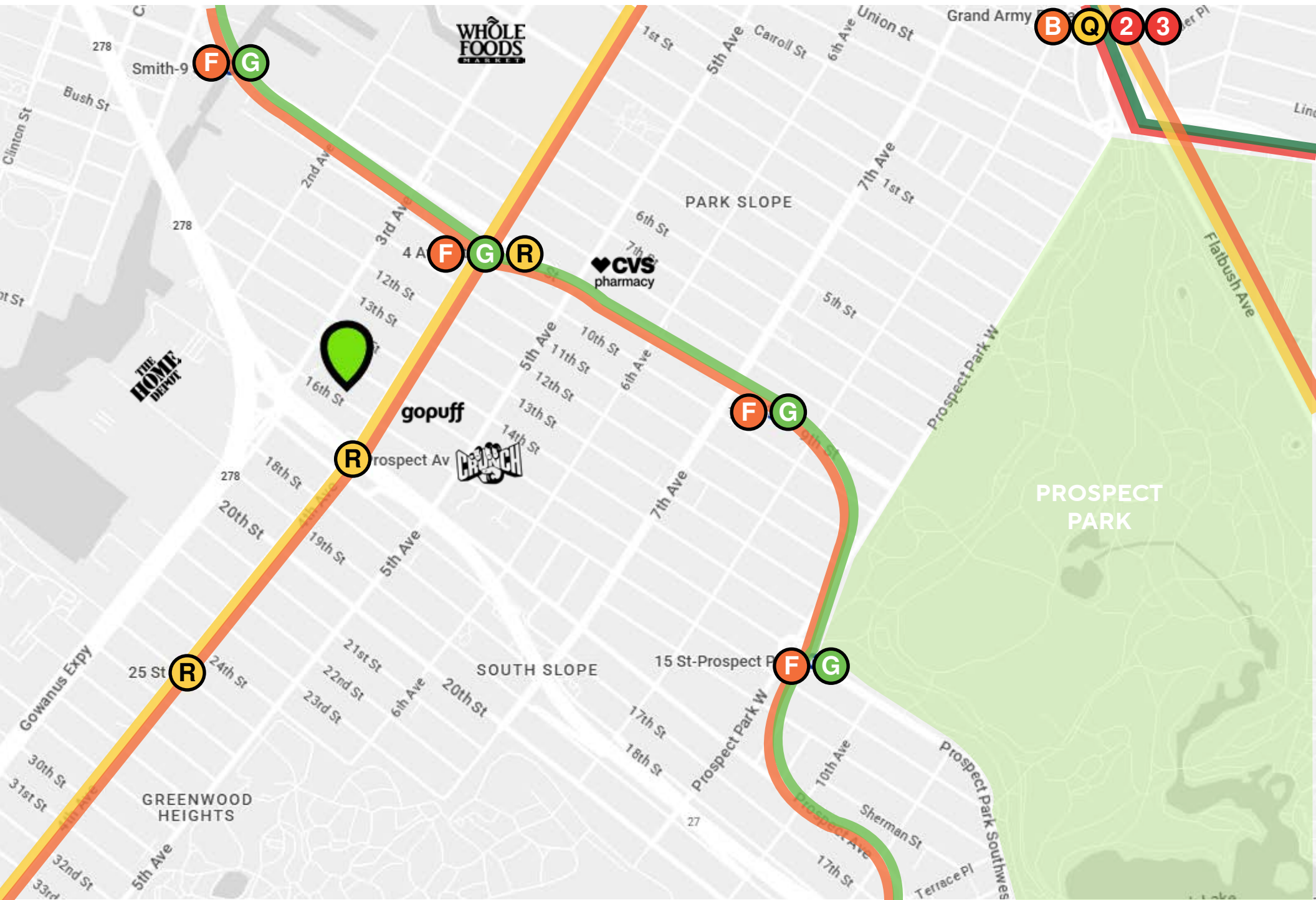




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PROPERTY MAP





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ADDITIONAL PROPERTY PHOTOS







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