



**219 COURT STREET, BROOKLYN, NY 11201**

**EXCLUSIVE OFFERING MEMORANDUM**

**IPRG**



219 COURT STREET, BROOKLYN, NY 11201



VACANT MIXED-USE PROPERTY WITH AIR RIGHTS FOR SALE

219 COURT STREET, BROOKLYN, NY 11201

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## TABLE OF CONTENTS

**01 INVESTMENT PRICING**

**02 PROPERTY INFORMATION**

FOR MORE INFORMATION,  
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

2 [www.iprg.com](http://www.iprg.com)

# IPRG

## INVESTMENT PRICING

219 COURT STREET







**OFFERING PRICE**  
**\$4,000,000**

## INVESTMENT HIGHLIGHTS

2 Apts & 1 Store  
# of Units

4,075  
Approx. SF

3,161  
Additional Air Rights

**DELIVERED VACANT**

\$444,444  
Price/Unit

\$982  
Price/SF

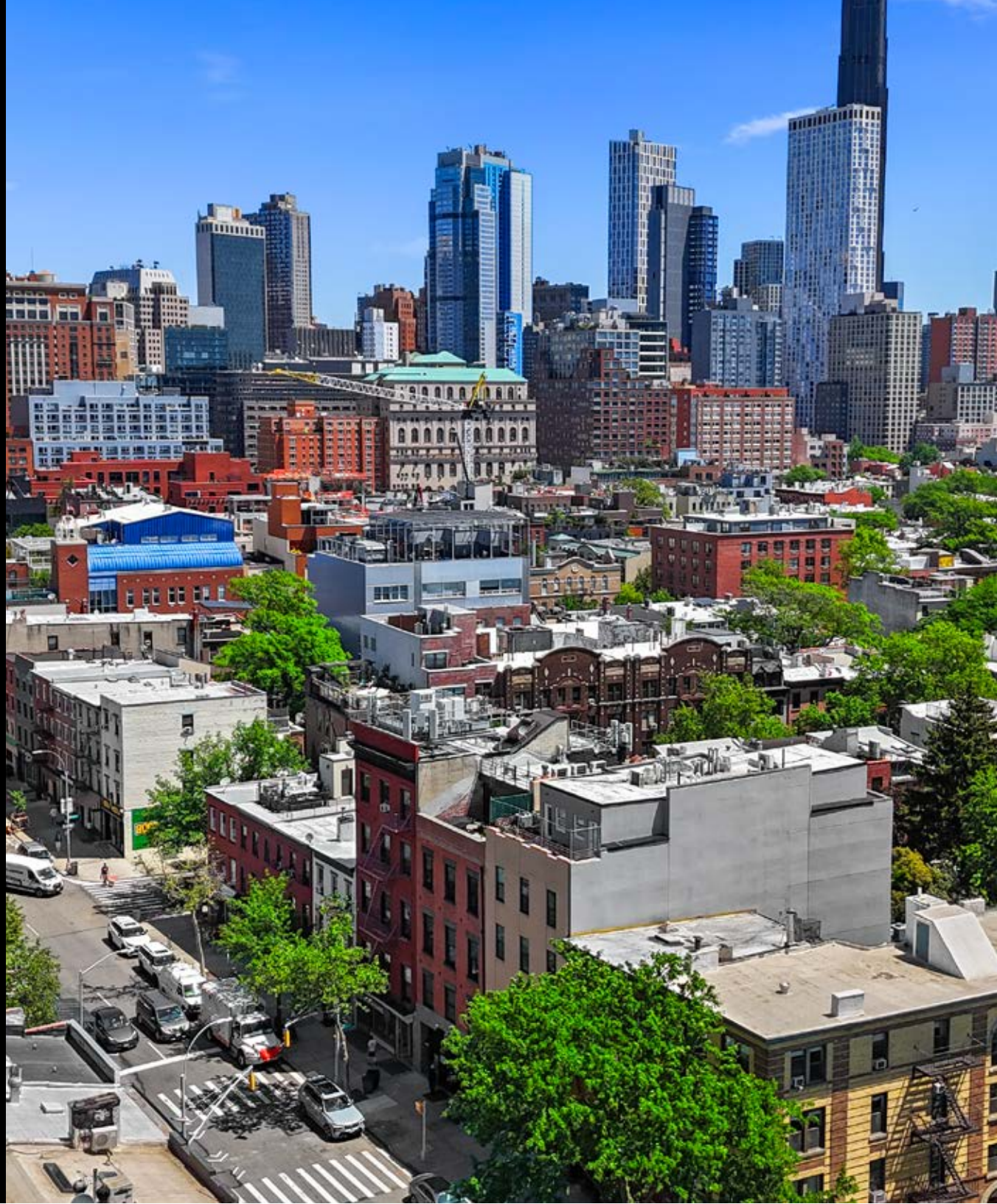
5.90%  
Pro Forma Cap Rate



# IPRG

## PROPERTY INFORMATION

219 COURT STREET



# 219 COURT STREET, BROOKLYN, NY 11201

## VACANT MIXED-USE PROPERTY WITH AIR RIGHTS **FOR SALE**

## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to present an exclusive opportunity to acquire 219 Court Street, a prime mixed-use asset located between Warren Street and Wyckoff Street in the heart of Cobble Hill, Brooklyn.

This trophy property features 2 residential units and 1 retail storefront, boasting 25 feet of frontage along one of Court Street's most sought-after stretches. Delivered vacant and ready for redevelopment.

Built 25 x 80 ft on the ground floor and basement and 25 x 40ft on the 2nd and 3rd floors and sitting on a 25 ft x 96.5 ft lot, the property offers approximately 4,075 square feet of total space and 3,161 sqft of buildable air-rights. Its strategic location near major retail corridors and excellent access to public transportation—including the F, G, A, C, 2, and 3 subway lines—enhances its appeal as a future cash-flowing investment or condo development with significant upside potential in one of Brooklyn's most dynamic and desirable neighborhoods. This is an exceptional opportunity for investors seeking long-term value in a well-established market.

### HIGHLIGHTS

- Delivered Vacant
- 3,161 Buildable Air Rights
- 25ft wide

### BUILDING INFORMATION

BLOCK & LOT:	00390-0002
NEIGHBORHOOD:	Cobble Hill
CROSS STREETS:	Warren St & Wyckoff St
BUILDING DIMENSIONS:	Ground Floor & Basement: 25 ft x 80 ft 2nd & 3rd Floor: 25 ft x 40 ft
LOT DIMENSIONS:	25 ft x 96.5 ft
# OF UNITS:	2 Apts & 1 Store
APPROX. TOTAL SF:	4,075
ZONING:	R6A, C2-4
FAR:	3.0
TAX CLASS / ANNUAL TAXES:	2A / \$35,516

### TAX MAP

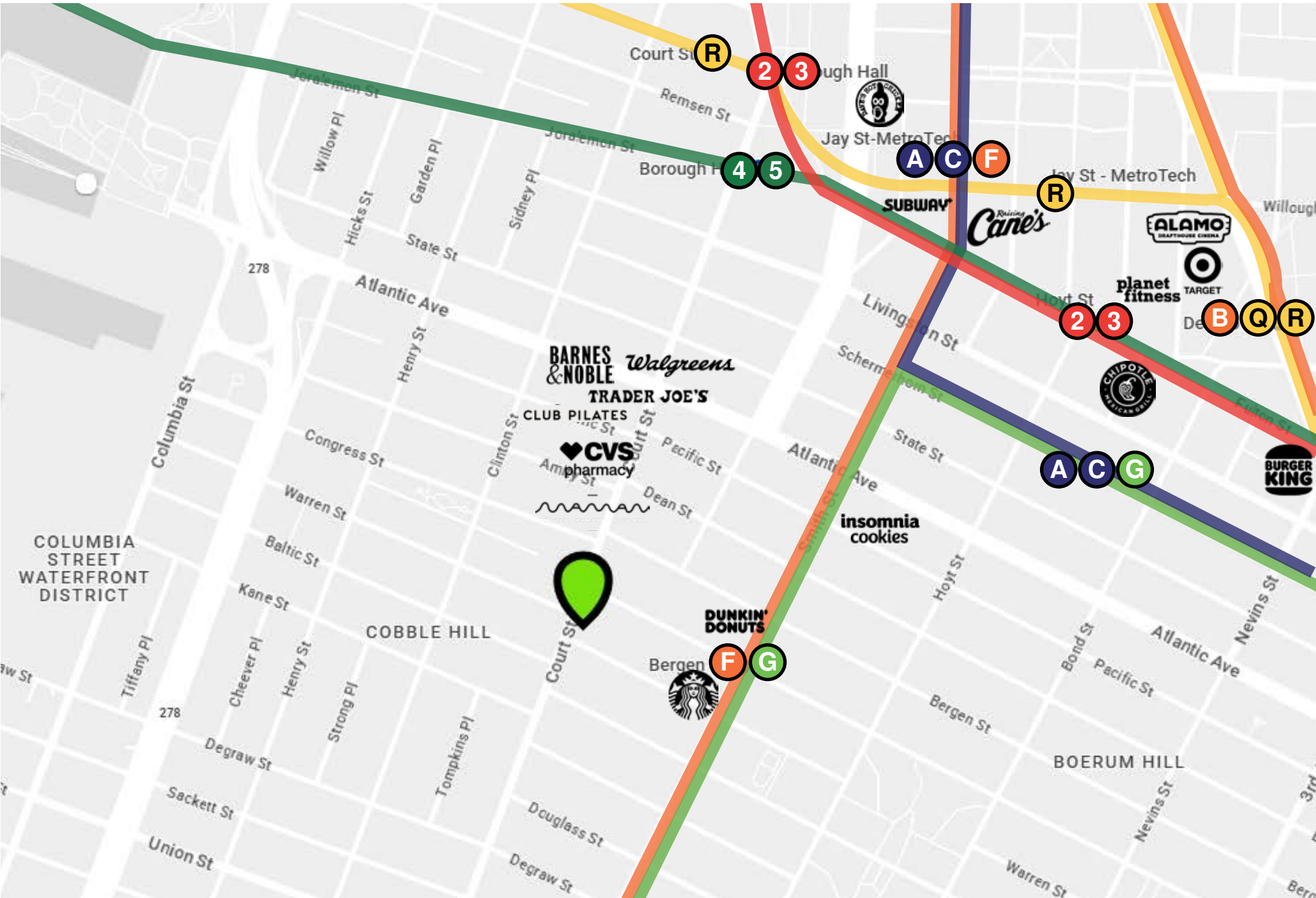




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PROPERTY MAP





# 219 COURT STREET, BROOKLYN, NY 11201

VACANT MIXED-USE PROPERTY WITH AIR RIGHTS **FOR SALE**

ADDITIONAL PROPERTY PHOTOS



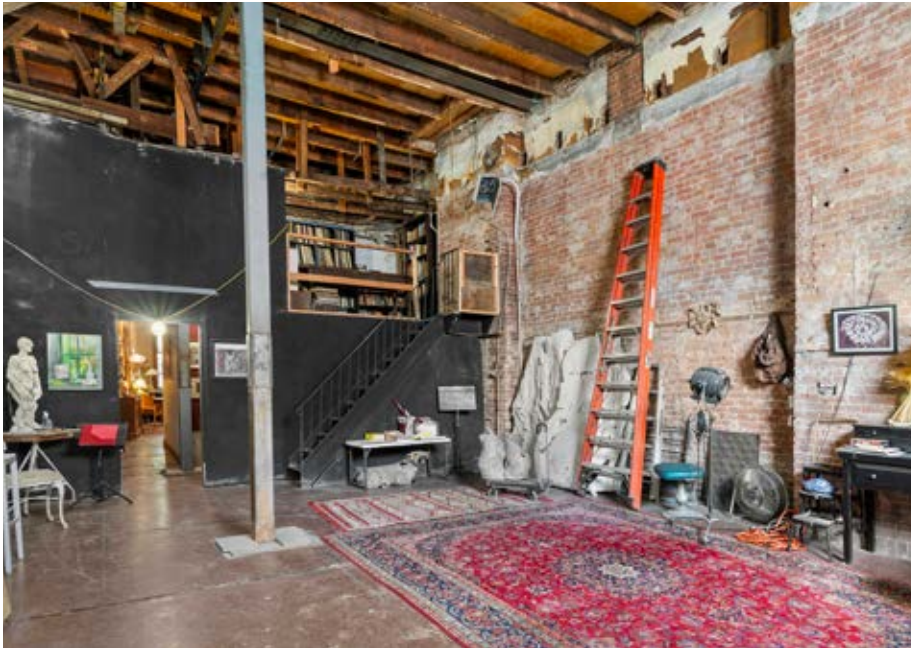


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VACANT MIXED-USE PROPERTY WITH AIR RIGHTS **FOR SALE**

ADDITIONAL PROPERTY PHOTOS

**GARAGE & BASEMENT**



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ADDITIONAL PROPERTY PHOTOS  
**LIVING ROOM, 2ND FL, & 3RD FL**





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## FLOOR PLANS



INT: 5279ft<sup>2</sup>  
EXT: 646ft<sup>2</sup>



Scale in feet. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



51-552-7841 155

DEPARTMENT OF HOUSING AND BUILDINGS  
BOROUGH OF ~~BROOKLYN~~ , CITY OF NEW YORK

RBC No. 108610  
Date May 24, 1945

**CERTIFICATE OF OCCUPANCY**

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C-26-181.0 to C-26-187.0 inclusive Administrative Code 21.3.1. to 21.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at  
**219 Court St., East Side, 27 North of Warren St.**  
Block **590** Lot **2**

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No.— **Alt. 3879/43** Construction classification—**Brick**  
Occupancy classification—**Light Manuf. & 2 families** Height **3** stories, **37** feet.  
Date of completion—**Const. 5/1/45** Located in **Business** Use District.  
Area **5/4/43** Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

**PERMISSIBLE USE AND OCCUPANCY**

STORY	LIVE LOADS (Lbs. per Sq. Ft.)	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
<b>Cellar</b>	<b>Ground</b>	-	-	-	<b>Ordinary Use</b>
<b>First</b>	<b>80</b>	<b>5</b>	<b>15</b>	<b>20</b>	<b>Light Manufacturing</b>
<b>Second</b>	-	-	-	-	<b>One (1) Family</b>
<b>Third</b>	-	-	-	-	<b>One (1) Family</b>
<b>TOTAL: Light Manufacturing and Two (2) Families</b>					

(Page 1)

Borough Superintendent  
*[Signature]*



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