

24 SCHOLLES STREET, BROOKLYN, NY 11206

EXCLUSIVE OFFERING MEMORANDUM

Brick 2-Over-1 in Williamsburg Delivered Vacant w/ Air Rights



IPRG

24 SCHOLLES STREET, BROOKLYN, NY 11206



WILLIAMSBURG DELIVERED VACANT W/ AIR RIGHTS

24 SCHOLLES STREET, BROOKLYN, NY 11206

BRICK 2-OVER-1 IN WILLIAMSBURG DELIVERED VACANT W/ AIR RIGHTS **FOR SALE**

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**FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS**

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INVESTMENT PRICING

24 SCHOLLES STREET





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OFFERING PRICE
\$2,800,000

INVESTMENT HIGHLIGHTS

-DELIVERED VACANT -APPROX. 2000 AS-OF-RIGHT SF REMAINING	2 Apts & 1 Store # of Units	3,500 Approx. SF	2.2 FAR	5,500 As-of-Right BSF
	R6 Zoning	\$800 Existing PPSF	25 ft x 100 ft Lot Dimensions	9,750 Universal Affordability Preference SF

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PROPERTY INFORMATION

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INVESTMENT SUMMARY

BRICK 2-OVER-1 IN WILLIAMSBURG DELIVERED VACANT W/ AIR RIGHTS **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 24 Scholes Street. The subject property is ideally positioned on Scholes Street in Williamsburg, Brooklyn, offering convenient access to some of the neighborhood’s most active residential, dining, & entertainment corridors. The property is well served by public transportation, including the J & M subway lines at Hewes Street and the G subway line at Broadway, providing convenient connectivity throughout Brooklyn & into Manhattan.

The surrounding neighborhood features an extensive mix of popular restaurants, bars, cafés, and entertainment destinations, including Win Son, Win Son Bakery, The Commodore, Pies ‘n’ Thighs, & Brooklyn Ball Factory. The property is also conveniently located near the Broadway and Union Avenue corridors, with easy access to the broader Williamsburg dining and nightlife scene.

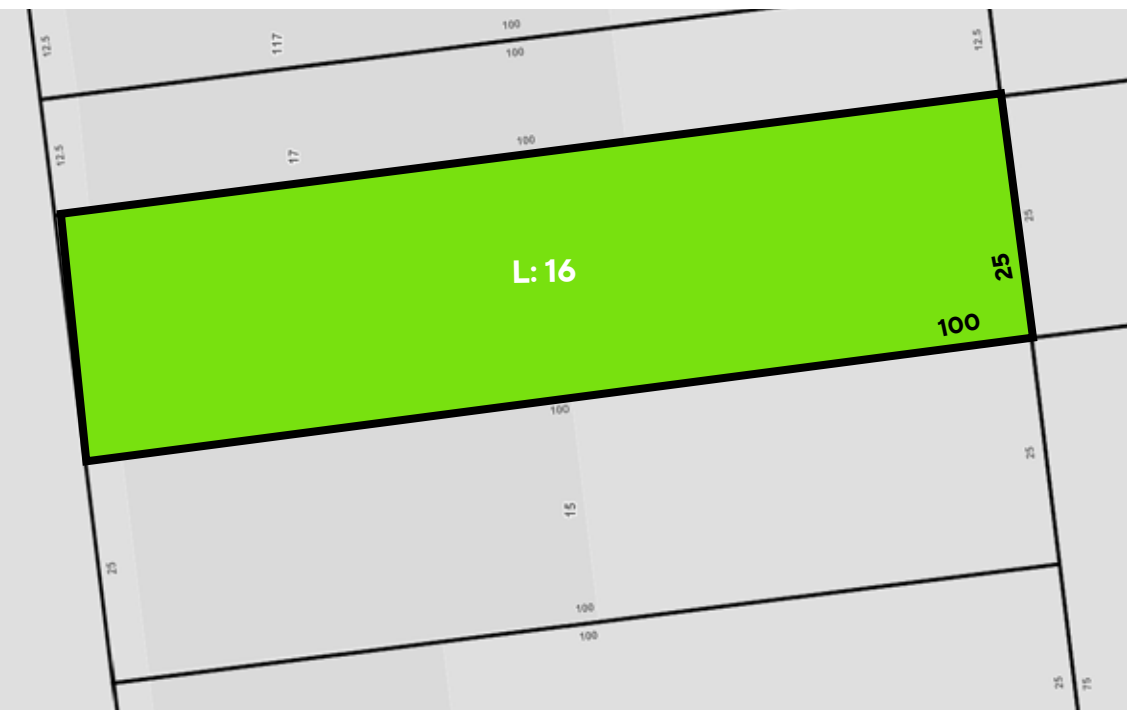
24 Scholes Street is a three-story brick mixed-use building delivered vacant, currently configured as two residential apartments over one ground-floor commercial space. The property also features a full basement extending beneath the entire footprint of the ground floor, providing valuable additional space to complement the existing commercial component. Situated within an R6 zoning district, the property boasts approximately 2,000 square feet of unused air rights, presenting a compelling opportunity for redevelopment.

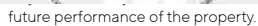
The existing structure spans approximately 3,500 square feet. The property occupies a 25 ft x 100 ft lot and is zoned R6, offering a 2.2 FAR and 5,500 as-of-right buildable square feet, with up to 9,750 square feet under the Universal Affordability Preference (UAP) program.

BUILDING INFORMATION

BLOCK & LOT	3040-16
NEIGHBORHOOD	Williamsburg
CROSS STREETS	Union Ave & Lorimer Street
BUILDING DIMENSIONS	22 ft x 95 ft
LOT DIMENSIONS	25 ft x 100 ft
# OF UNITS	2 Apts & 1 Store
APPROX. SQUARE FOOTAGE	3,500 SF
TOTAL AS OF RIGHT BSF	5,500 SF
TOTAL UAP BSF	9,750 SF
ZONING	R6
FAR	2.2
UAP FAR	3.9
TAX CLASS	Tax Class 1: \$4,310

TAX MAP



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ADDITIONAL PROPERTY PHOTOS





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