

MIDWOOD ASSEMBLAGE

1259 E 18TH STREET & 1284 E 19TH STREET

Midwood, NY 11230 | Brooklyn

FOR SALE
NEW ASKING PRICE \$7,795,000
PRICE PER BUILDABLE SF \$135

NEW PRICING!



58,000 ZFA BLOCK-THROUGH
DEVELOPMENT OPPORTUNITY

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

BLOCK-THROUGH DEVELOPMENT OPPORTUNITY

58,000+ Buildable SF in R7A Zoning delivered vacant at closing

#2

DEVELOPMENT POTENTIAL

Ideal residential condominium or community facility development site

#3

IDEAL NEW DEVELOPMENT LOCATION

Directly adjacent to the 1.6 acre Kolbert Park on East 18th Street, and just north of many notable retailers and eateries on Avenue M

#4

CONVENIENT COMMUTE OPTIONS

- Four min. walk to [Q-subway- Avenue M]
- Two min. walk to [B9 bus - Avenue M]
- 21 min. to Coney Island [Q-subway]

#5

SURROUNDING NEIGHBORHOOD

Close proximity to Brooklyn College, Kings Highway shopping district, Ocean Parkway, and more



PROPERTY OVERVIEW



**E 19TH
STREET**



**E 18TH
STREET**

PROPERTY SUMMARY

THE OFFERING

Address	1259 E 18th Street & 1284 E 19th Street, Midwood		
County	Brooklyn		
Location	East side of East 18th Street and the west side of East 19th street between Avenue L & Avenue M		
Block	6738		
Lot(s)	72	31	33

PROPERTY INFORMATION (APPROXIMATIONS)

Lot Dimensions	50.05' x 180.45'	50.05' x 148.85'	25' x 43'
Lot SF	7,390 SF	7,040 SF	750 SF
Combined Lot SF	15,180 SF		
Building Dimensions	35.05' x 72.2'	35' x 72.42'	
Stories	1	1	
Building SF	3,832 SF	3,832 SF	
Total Building SF	7,664 SF		
Year Built / Last Altered	1965	1965	N/A
Residential Units	1	1	N/A
Total Residential Units	2		

ZONING INFORMATION (APPROXIMATIONS)

Zoning (entire assemblage)	R7A
Street Width	70'
Street Width Classification	Narrow
Note	Lot #33 has no remaining air rights
Lot SF (without Lot 33)	14,430 SF
Effective FAR (Residential)	4.0
Combined Buildable SF (Residential)	57,720 BSF

NYC TAX INFORMATION

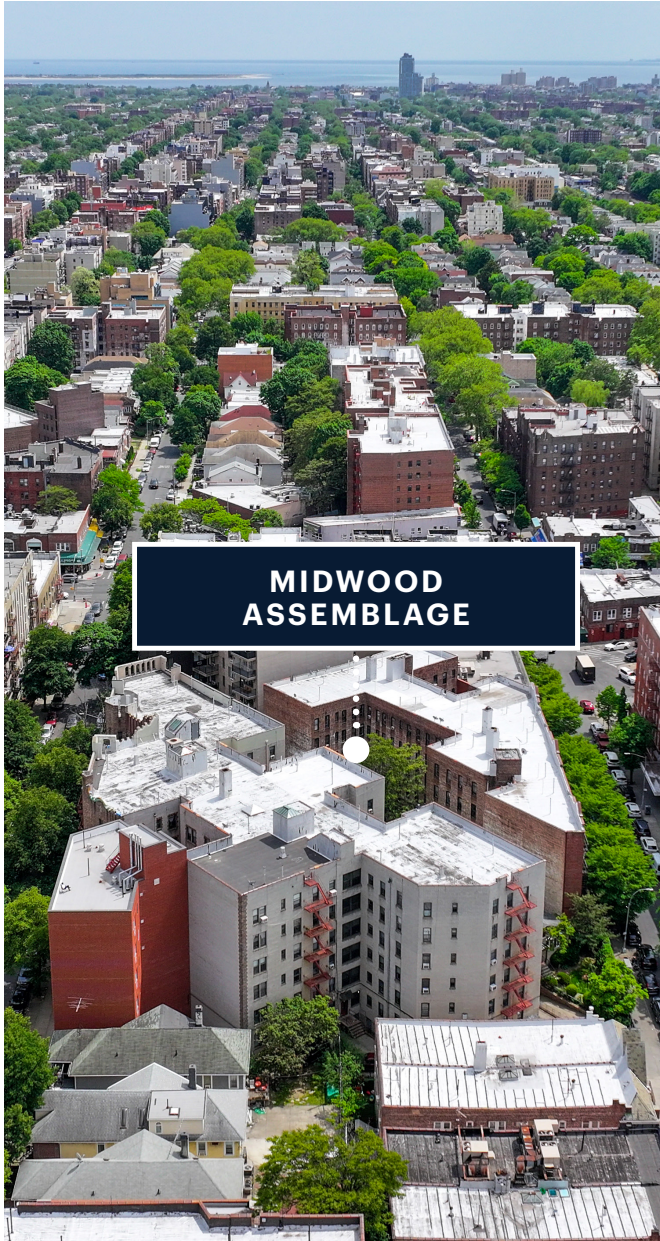
	Lot 72	Lot 31
Assessment (22/23)	\$87,370	\$68,160
Tax Rate	20.309%	20.309%
Basic Star - School Tax Relief	(\$287)	\$0
Annual Property Tax (22/23)	\$17,457	\$13,843
Combined Annual Property Tax (22/23)	\$31,300	
Est. Annual Property Tax (23/24)	\$17,935	\$13,947
Combined Est. Annual Property Tax (23/24)	\$31,882	
Tax Class	1	1

**MIDWOOD ASSEMBLAGE
FOR SALE**

LOCATION MAP



PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

STEPHEN R. PREUSS SR.
srp@ripcony.com
718.663.2639

KEVIN SCHMITZ
kschmitz@ripcony.com
718.663.2644

ALEX SVETLAKOU
asvetlakou@ripcony.com
646.827.9968

ANDREW GILLER
agiller@ripcony.com
718.663.2654

EDDIE ESSES
eddie@ripcony.com
646.827.7737

FOR FINANCING INQUIRIES:

STEVEN SPERANDIO
sls@ripcony.com
917.975.3260