



FOR SALE
ASKING PRICE \$5,400,000

168 PACIFIC ST

Cobble Hill, NY 11201 | **Brooklyn**

THREE-FAMILY BRICK
BROWNSTONE IN THE
HEART OF COBBLE HILL

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

**Quintessential Tree-Lined
Cobble Hill Location**

#2

Brownstone Character
Building is well maintained and units
have been renovated

#3

**Optionality for an Investor or
End-User** with upside in rents and
potential for owner to occupy

#4

Great Location for Residents
close to transportation, shopping,
eateries, and neighborhood
essentials

#5

Short trip to Lower Manhattan
15 minute subway ride to Wall Street
and 20 minutes to East Village



168 PACIFIC STREET
FOR SALE



PROPERTY OVERVIEW

RIPCO REAL ESTATE, as exclusive agent, is pleased to offer for sale **168 PACIFIC STREET** in Cobble Hill, Brooklyn.

The four-story brick brownstone is situated on a tree-lined street in Cobble Hill between Clinton Street and Court Street. The three-family building is currently split between a duplex unit spanning the garden and parlor floors, and full-floor units on the third and fourth floors. The building is well maintained and has been renovated over time. The building has unlocked potential for investors and users alike.

168 Pacific Street is located just steps from many notable retailers, grocers, and community services such as Trader Joe's, Bareburger, Chipotle, Indochino, Barnes & Noble, Urban Outfitters, and much more. It is a short walk to Brooklyn Bridge Park, the Barclays Center, the Brooklyn Heights Promenade, and more neighborhood attractions. There are also many transportation options within walking distance including the F/G at Bergen St, 2/3 at Borough Hall, and the N/R/W at Jay St.-Metrotech.

Please reach out to the exclusive brokers with any questions about the opportunity.

FINANCIAL SNAPSHOT

Asking Price	\$5,400,000
Building SF	4,200
Price per SF	\$1,286

PROPERTY SUMMARY

THE OFFERING

Address	168 Pacific Street
Neighborhood	Cobble Hill
County	Brooklyn
Block	292
Lot	13
Gross Lot SF	2,500 SF (approx.)
Lot Dimensions	25' x 45' (approx.)

BUILDING INFORMATION

Building Dimensions	25' x 45'
Gross Building SF	4,200 SF (approx.)
<i>Garden Floor</i>	1,050 SF (approx.)
<i>Parlor Floor</i>	1,050 SF (approx.)
<i>Third Floor</i>	1,050 SF (approx.)
<i>Fourth Floor</i>	1,050 SF (approx.)
Year Built	1899
Number of Units	Three (3) Apartments

ZONING INFORMATION

Zoning	R6
Historic District	Cobble Hill Historic District
Floor Area Ratio (As-of-Right)	2.43
Buildable SF (As-of-Right)	6,075 SF (approx.)

NYC TAX INFORMATION

Assessment (23/24)	\$70,082
Tax Rate	20.309%
Annual Property Tax (23/24)	\$14,233
Tax Class	1

168 PACIFIC STREET
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SURROUNDING AREA MAP





168 PACIFIC STREET
FOR SALE

PROPERTY PHOTOS



168 PACIFIC STREET
FOR SALE

INTERIOR PHOTOS



CONTACT EXCLUSIVE AGENTS

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