

168 PACIFIC ST

Cobble Hill, NY 11201 | **Brooklyn**

THREE-FAMILY BRICK BROWNSTONE IN THE HEART OF COBBLE HILL



INVESTMENT HIGHLIGHTS



Quintessential Tree-Lined Cobble Hill Location

#2

Brownstone Character

Building is well maintained and units have been renovated



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



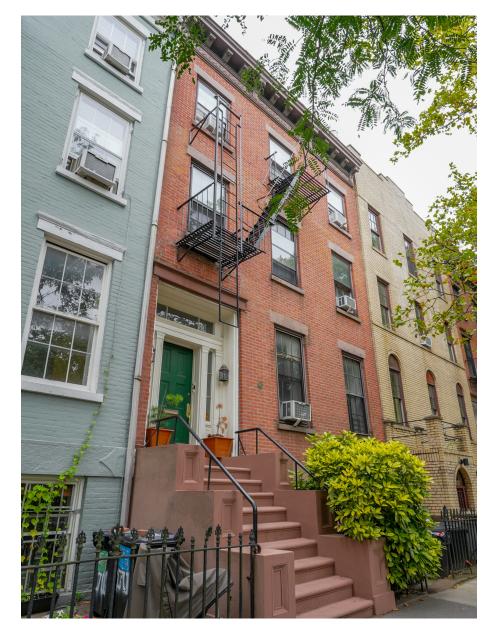
Great Location for Residents

close to transportation, shopping, eateries, and neighborhood essentials



Short trip to Lower Manhattan

15 minute subway ride to Wall Street and 20 minutes to East Village





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

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.)
Garden Floor	1,050 SF (approx.)
Parlor Floor	1,050 SF (approx.)
Third Floor	1,050 SF (approx.)
Fourth Floor	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

SURROUNDING AREA MAP





PROPERTY PHOTOS









INTERIOR PHOTOS









CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

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