



FOR SALE
ASKING PRICE \$1,400,000
PRICE PER SF (GROSS) \$460
PRICE PER SF (ABOVE-GRADE) \$743

250 MANHATTAN AVENUE

Brooklyn, NY 11211

NEWLY BUILT
COMMERCIAL CONDO
IDEAL FOR RETAIL /
MEDICAL END-USER

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

**Newly Built Ground Floor
Commercial Condo**

Ideal for Medical / Retail Use

#2

**Move-In Ready, White Box
Condition**

#3

**Access to Elevator and Expansive
Lower Level for Ancillary Use**

#4

**25' Frontage Along Manhattan
Avenue**

#5

**Immediate Access
To Manhattan via L Train**



PROPERTY OVERVIEW

RIPCO REAL ESTATE, as exclusive agent, is pleased to offer this commercial condominium for sale at **250 MANHATTAN AVENUE, WILLIAMSBURG**.

The five-story condominium building was completed in 2023 and all seven residential units sold out shortly after completion. The commercial unit features ~1,900 SF on the ground floor and an additional ~1,200 SF of lower level space. The space is in white box condition and boasts 25' frontage along heavily trafficked Manhattan Avenue. This site presents an excellent opportunity for an end-user to build out the space for their specific needs.

250 Manhattan Avenue is situated near prime neighborhood retail and restaurants such as Tofubox, La Taqueria, Nick + Sons Bakery and more along Grand Street. The property is conveniently located just four blocks from the L train providing direct access to Manhattan.

The demand for housing in Williamsburg has attracted many investors, as well as end-users to establish their businesses here and serve the residents of this coveted neighborhood.

Please reach out to the exclusive brokers to arrange for a property inspection or with any questions about the listing.

FINANCIAL SNAPSHOT

Asking Price	\$1,400,000
Condo SF (Gross)	3,046
Condo SF (Above-Grade)	1,884
Price per SF (Gross)	\$460

PROPERTY SUMMARY

THE OFFERING

Property Address	250 Manhattan Avenue
Neighborhood	Williamsburg
County	Brooklyn
Block	2782
Lot	1
Gross Lot SF	2,500 SF (approx.)
Lot Dimensions	25' x 100' (approx.)

BUILDING INFORMATION

Ground Floor	1,884 SF (approx.)
Lower Level	1,162 SF (approx.)
Gross SF	3,046 SF (approx.)
Year Built	2023

ZONING INFORMATION

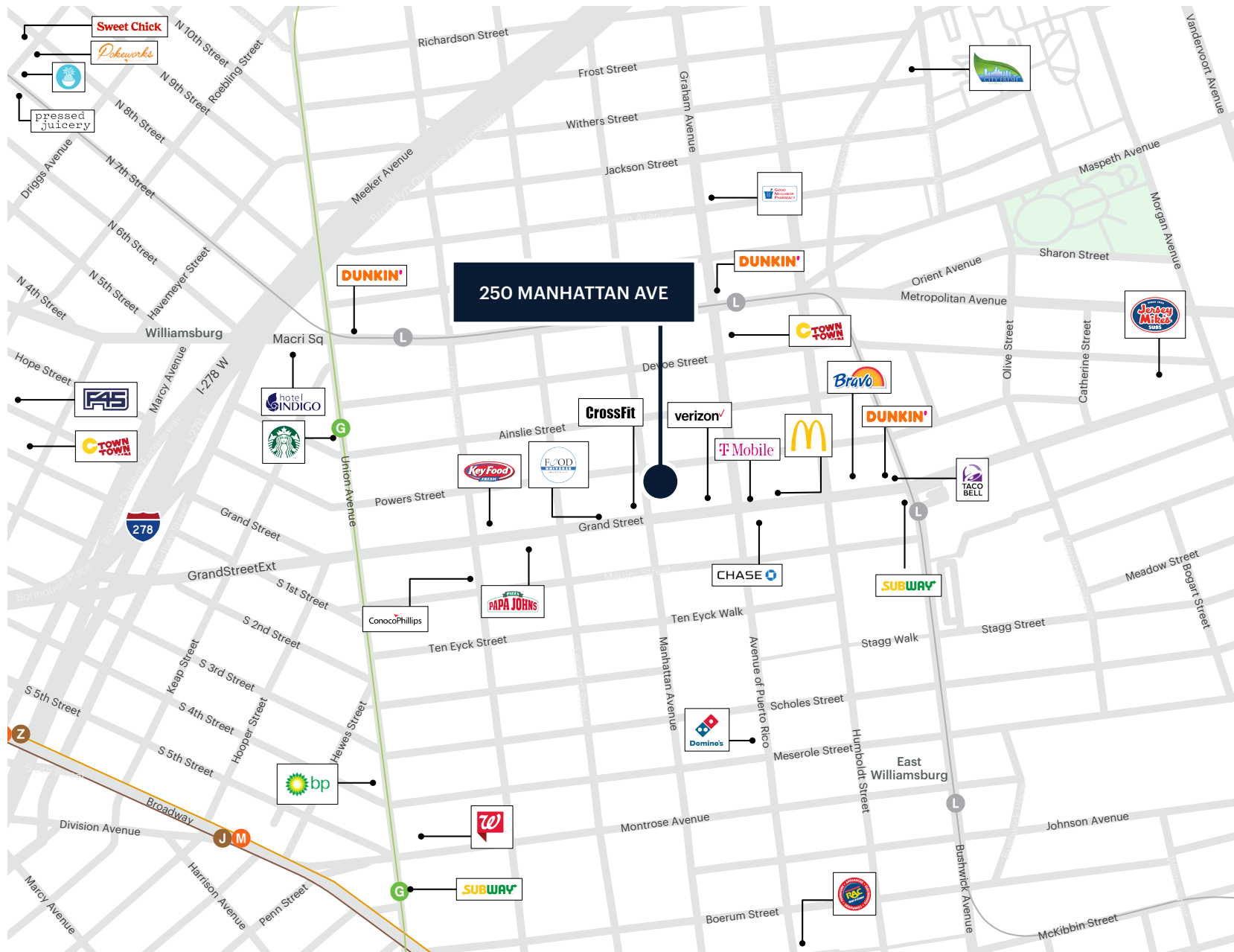
Zoning	R6B
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CONDOMINIUM BOOK TAX INFORMATION

Property Taxes (Est.)	\$24,063
Tax Class	2B

**250 MANHATTAN AVENUE
FOR SALE**

SURROUNDING AREA MAP



250 MANHATTAN AVENUE
FOR SALE

INTERIOR PHOTOS



CONTACT EXCLUSIVE AGENTS

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