

VACANT CORNER DEVELOPMENT SITE

AVAILABLE FOR SALE
ASKING PRICE \$850,000

2220-2222 VOORHIES AVENUE

Sheepshead Bay | Brooklyn



ARTIST'S RENDERING

RIPCO
INVESTMENT SALES

**2220-2222 VOORHIES AVENUE
FOR SALE**

INVESTMENT HIGHLIGHTS

RIPCO Investment Sales has been exclusively retained to sell a corner development site located at **2220 -2222 Voorhies Avenue** in the Sheepshead Bay neighborhood of Brooklyn, NY.

The property comprises two contiguous tax lots with a combined footprint of **2,759 SF** and carrying **R4 zoning**, which permits residential and community facility uses.

Developers can maximize the **2.00 CF FAR** and unlock up to **5,519 ZFA** for a mixed-use project by allocating a portion of the building to a community facility use. Alternatively **0.90 FAR** can be utilized to construct a **2,483 ZFA** boutique residential project hosting rental apartments or condos.

The property is situated on a high-visibility corner with **114 FT of frontage**. The site further benefits from excellent connectivity via the B Q Sheepshead Bay train station or Shore Parkway - both in convenient proximity to the site.

2220-2222 Voorhies Avenue is an excellent opportunity for any developer looking to tap into one of Brooklyn's fastest growing and largely underrated markets.

TAX MAP



BOROUGH BROOKLYN

BLOCK 8781

LOTS 8 & 9



STREET VIEW - FACING SOUTHEAST

**2220-2222 VOORHIES AVENUE
FOR SALE**

DEVELOPMENT HIGHLIGHTS

5,519 ZFA

Per 2.00 CF FAR

2,759 SF

Lot Footprint (41.69' x 72.95' Irregular)

2,483 ZFA

Per 0.90 Residential FAR

R4

Zoning (0.9* FAR | 2.0 CF FAR)

* Residential FAR includes attic allowance

PROPERTY HIGHLIGHTS

114 FT

Wraparound Corner Frontage

Tax Class **1B**

\$4,387 Property Taxes (23/24)

Belt Parkway

1 Block Away

Sheepshead Bay

8 Blocks Away



MARKET HIGHLIGHTS

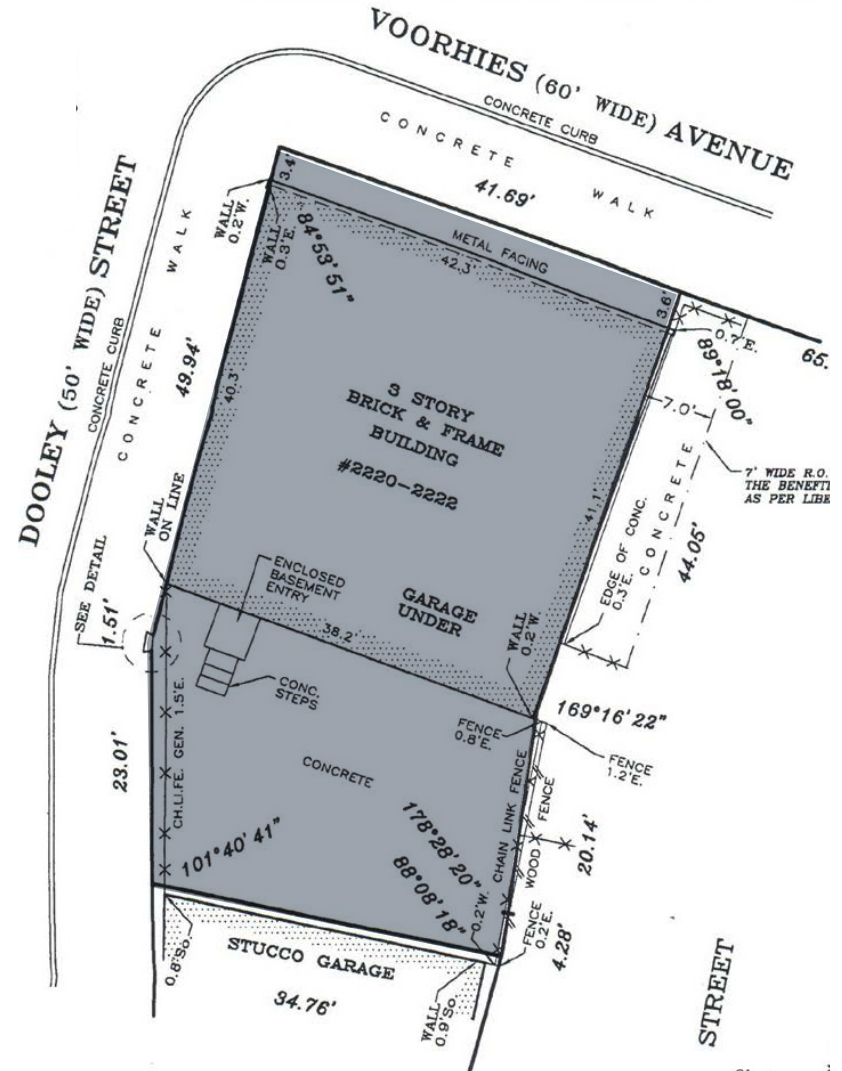
\$900/SF

Condo Sellouts

\$50/SF

Residential Rents

SITE PLAN



CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES

ALEX SVETLAKOU

asvetlakou@ripcony.com
646.827.9968

EDDIE ESSES

eesses@ripcony.com
347.668.4802

DREW MCWILLIAMS

dmcwilliams@ripcony.com
718.663.2649

FOR FINANCING INQUIRIES

STEVEN SPERANDIO

sls@ripcony.com
917.975.3260