

**TWO VACANT COMMERCIAL BUILDINGS  
WITH UP TO 48,200 ZFA DEVELOPMENT RIGHTS**  
Sunset Park | Brooklyn, NY

**335**

**347**

**38<sup>TH</sup> STREET**

**RIPCO**  
INVESTMENT SALES



RIPCO Investment Sales is proud to exclusively present for sale 335-347 38th Street – a transformative investment opportunity located at the nexus of commerce and creativity in Brooklyn’s Sunset Park neighborhood.

The property consists of two adjacent single-story commercial buildings, comprising a total of 12,742 GSF. Currently configured as offices, window showroom and warehouse, the building is occupied by a single tenant, Window-Fix, and will be delivered vacant at closing.

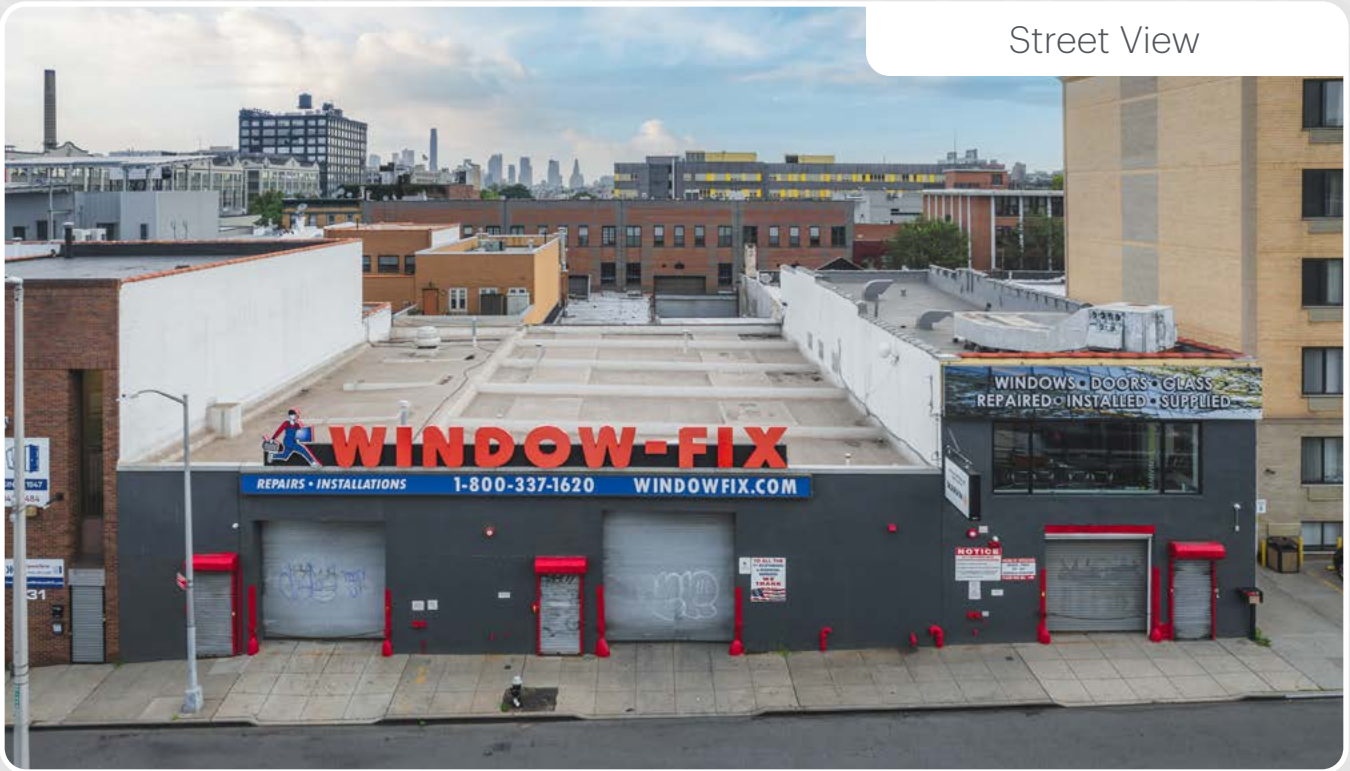
The 10,040 SF parcel offers over 100 feet of frontage on 38th Street with three curb-cuts and roll-down gates. The flexible M1-2 zoning designation allows for up to 48,200 BSF of development potential with a variety of commercial and light manufacturing uses.

335 38th Street is in an unbeatable location right

next to Industry City – a thriving hub hosting over 550 businesses, making it an attractive proposition for ambitious enterprises seeking a strong foothold in Brooklyn’s burgeoning business district. The property also benefits from unparalleled access to both vehicular and public transit routes, with the I-278 (Gowanus Expy) entrance ramp just a block away and the 36th Street D N Q R W subway station a mere two blocks away.

335 38th Street is double-sided coin of opportunity. For the savvy end-user, it offers the chance to operate a business within a dynamic and bustling environment and excellent accessibility. For the strategic developer, it presents an enticing proposition to reposition the property utilizing available air rights or construct a brand new flagship mixed-use project in a rapidly evolving commercial hub.

Street View



Satellite View



Borough **Brooklyn**  
 Block **700**  
 Lots **48 & 50**

**38th Street**

## DEVELOPMENT HIGHLIGHTS

**48,192** ZFA

Per 4.80 CF FAR

**10,040** SF

Assemblage Footprint (100.25' x 100.17')

**20,080** ZFA

Per 2.00 Commercial FAR

**12,742** GSF

Combined Building Size (Above-Grade)

All figures and square footage estimates are approximate and subject to change.

## PROPERTY HIGHLIGHTS

**100** Feet

Street Frontage

**M1-2**

Zoning ( 2.0 FAR | 4.8 CF FAR )

Tax Class **4**

\$73,892 Property Taxes (23/24)

**36th Street**

2 Blocks Away



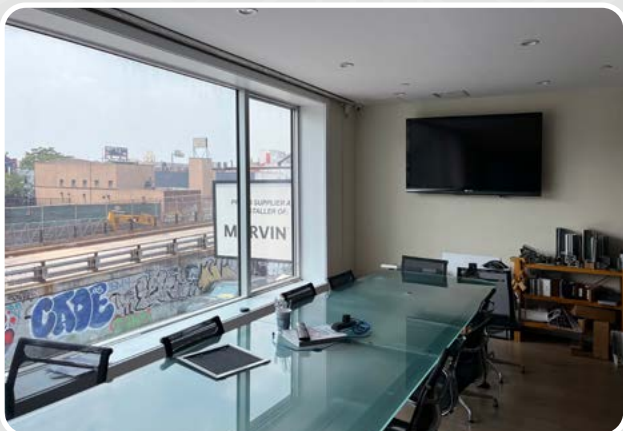
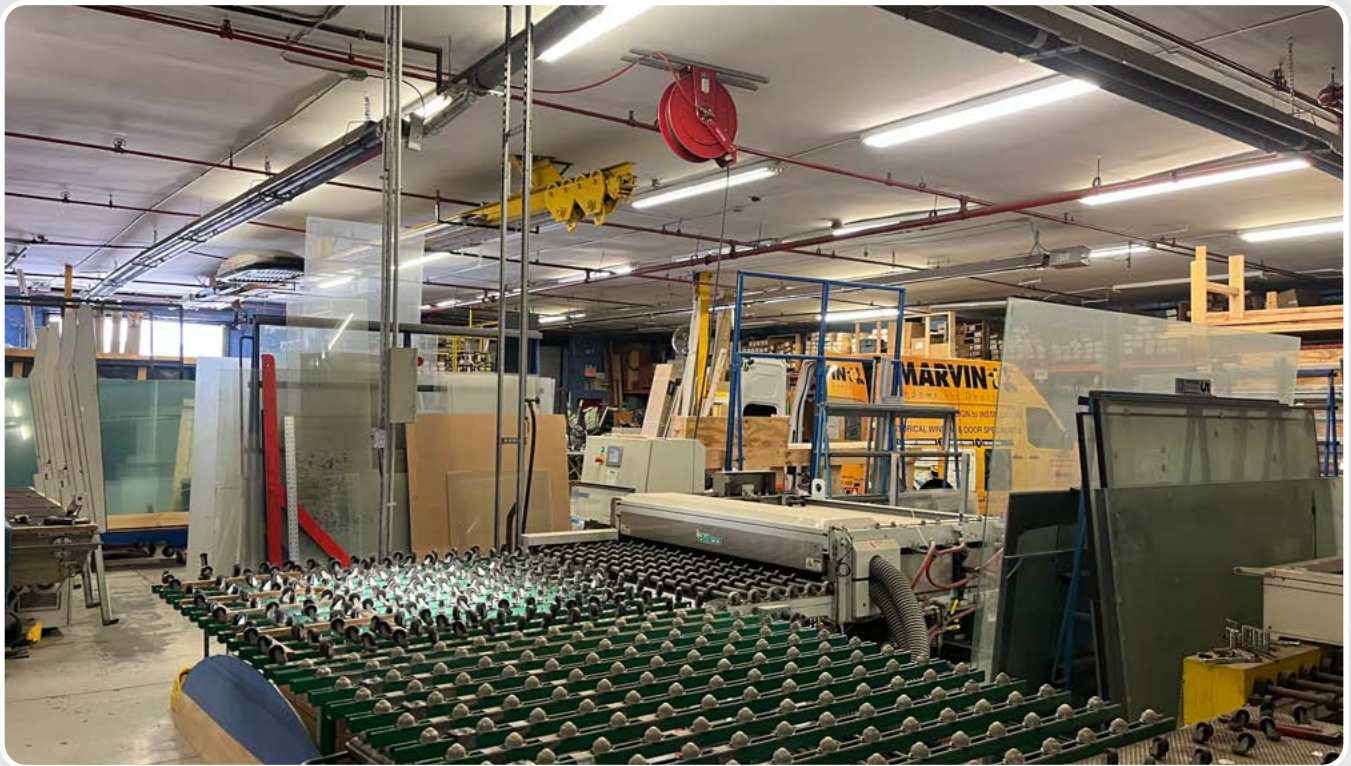
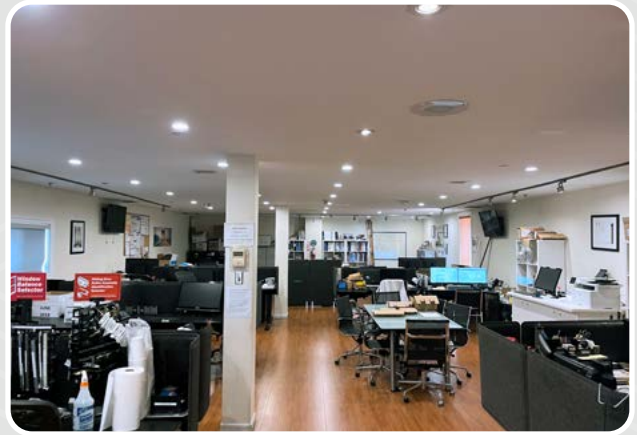
## MARKET HIGHLIGHTS

**\$50**/SF

Retail Rents

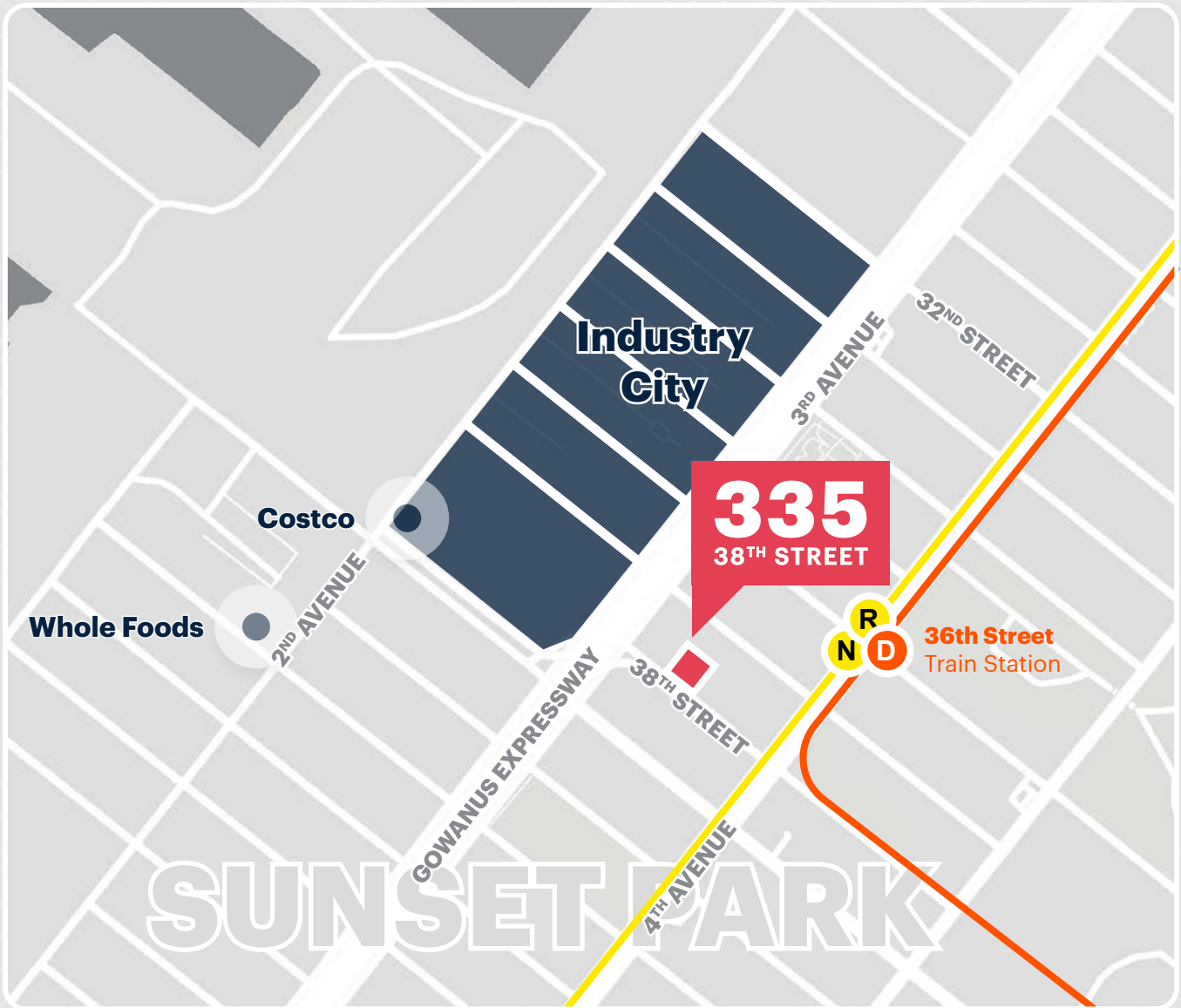
**\$35**/SF

Flex / Office / Commercial Rents



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335-347 38th Street



## Industry City Map



### Food + Drinks

Avocaderia  
 Bangkok B.A.R.  
 Barrow's Intense  
 Big aLiCe Brewing  
 Brooklyn Roasting Co  
 Brooklyn Kura  
 Burger Joint  
 Colson Patisserie  
 Ejen  
 Ends Meat  
 Fort Hamilton Distillery  
 The Frying Pan BK  
 Gumption Coffee  
 Gun Hill Publick House  
 Hometown Bar-B-Que  
 Japan Village  
 Kotti Berliner  
 Li-Lac Chocolates  
 Oldies

One Girl Cookies  
 Reggae Town Cafe  
 Renegades of Sunset  
 Sahadi's  
 Standard Wormwood  
 Starbucks  
 Table 87  
 Taco Mix  
 Taza Mkt  
 Waku Waku

### Shops + Services

Arcade by A Current Affair  
 Attias Kitchen Supply  
 Book Off\*  
 Daiso\*  
 Game Room  
 Gloss Brooklyn  
 HiFi Provisions  
 IC General Supply

King of Kings  
 Kuraichi  
 Little Shop of Soil  
 Moore Brothers Wine  
 Nazz Forge  
 Petanque by Carreau Club  
 Petco  
 Porsche  
 PowerHouse @ IC  
 Rue du Paradis  
 St. Mark's Comics  
 The Loft at Japan Village\*  
 UPS Store  
 Volvo

### Home Furnishings

ABC Carpet + Home  
 City Foundry  
 Design Within Reach  
 IC Store by WantedDesign

Imports from Marrakesh  
 Porcelanosa  
 Restoration Hardware  
 West Elm Outlet

### Maker Spaces

Ashya  
 Christophe Pourny  
 Court Tree Collective  
 For Sea and Oats  
 Hollander + Lexer  
 Mr. Boddington's Studio  
 Mr. Kaves Pigtown  
 N+A Jewelry  
 Saskia  
 Soil to Studio  
 Tadaima  
 Waplinger + Euell

## CONTACT EXCLUSIVE AGENTS

### SALES INQUIRIES

**ALEX SVETLAKOU**

+1 646 827 9968

asvetlakou@ripcony.com

**EDDIE ESSES**

+1 646 827 7737

eddie@ripcony.com

**DREW MCWILLIAMS**

+1 718 663 2649

dmcwilliams@ripcony.com

### FINANCING INQUIRIES

**STEVEN SPERANDIO**

+1 917 975 3260

sls@ripcony.com

**\$6,800,000**

Reduced Asking Price