454 Van Brunt Street

RIPCO
RETAIL LEASING

Northwest corner of Reed Street
Red Hook, Brooklyn, NY



4,500 SF

Food use permitted, restaurant equipped, restaurant permitted, retail space

About the Area

Executive Summary

The site is a truly unique standalone retail property located on the highly visible corner of Reed St, anchored by the 55,000 SF Food Bazaar supermarket, and across from historic Merchant Stores along Van Brunt St comprised of dozens of artist studios and maker spaces including Brooklyn Mills, Apotheke and Widow Jane Distillery. 454 Van Brunt Street is currently the site of Hometown Bar B Que, with an active lease through August 2027. The property has a full liquor license and has been issued a permit as a roadway café.

The Red Hook neighborhood has experienced dramatic new development with exceptional restaurants, bars, breweries & distilleries, cafés and recreation. The Brooklyn Marine Terminal was recently approved, and will bring 6,000 new residential units along the 120-acre northern waterfront edge of Red Hook, as well as significant commercial activity and about 28 acres of public space.

- Current lease through Aug 2027
- Current business/equipment not for sale
- Corner 50 FT x 90 FT building
- Located by the B57 and B61 buses, as well as the NYC Ferry and the Brooklyn Cruise Terminal



$165K+

Median Household Income
.25 mile radius



$237K+

Average Household Income
.25 mile radius



$109K

Per Capita Income
.25 mile radius

NYC Ferry

2.7M+

Annual NYC Ferry riders

B57 B61

3.5M+

B57 + B61 bus riders annually

IKEA

0.4 Miles

Distance to Red Hook IKEA

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Contact Exclusive Agents

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Kyle Williams
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Darlene Lee
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Call Inquiries
718.704.1455

32 Court Street, 10th Floor, Brooklyn, NY 11201 | ripcony.com

Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.





Property Details

Location	Northwest corner of Reed Street	
Size	Ground Floor	4,500 SF
Current Tenant	Restaurant/bar and event venue with full liquor license	
Taxes/CAM	Net	
Neighbors	Widow Jane, Brooklyn Mills, Apotheke, Food Bazaar, Brooklyn Crab, Red Hook Tavern, Hoek, The Good Fork, Cafe Kestrel, Steve's Authentic Key Lime Pie, Brooklyn Waterfront Artists Coalition, Sunny's Bar	
Block & Lot	00610-003	
Lot SF	4,500 SF	
Rentable SF	4,500 SF	
Buildable SF	6,750 SF	
Zoning	M1-1/R5	
Use	Mixed Use District 5 (MX-5)	
Opportunity Zone		
Tax Class	4	
Real Estate Taxes (2026/2027)	$42,255	

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Property Imagery

Interior photos









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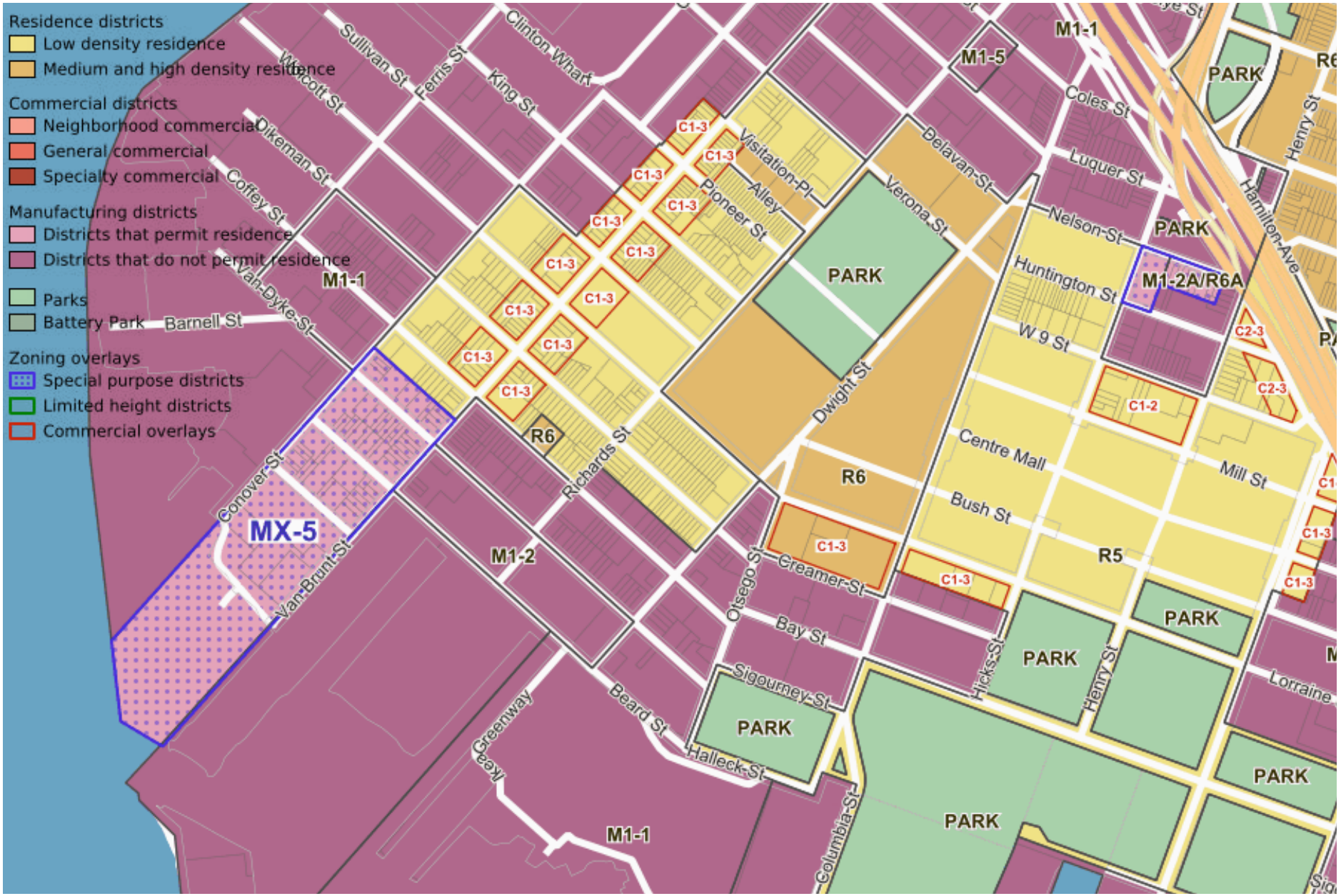
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Zoning Summary



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Certificate of Occupancy

NYC Buildings

Certificate of Occupancy

CO Number:3008869-0000002

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified.No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued.*This document or a copy shall be available for inspection at the building at all reasonable times.*

A.

Borough: BROOKLYN **Address:** 454 VAN BRUNT STREET **Building Identification Number(BIN):** 3008869	**Block Number:** 610 **Lot Number(s):** 30 **Additional Lot Number(s):** **Application Type:** A1 - ALTERATION TYPE 1	**Full Building Certificate Type:** Final **Date Issued:** 03/26/2024

This building is subject to this Building Code: Prior to 1968

This Certificate of Occupancy is associated with job# 320560629-01

B.

Construction Classification: 3: NON-FIREPROOF STRUCTURES

Building Occupancy Group classification: A-2 - ASSEMBLY: EATING & DRINKING

Multiple Dwelling Law Classification: Not Available

No.of stories: 1	**Height in feet:** 13	**No.of dwelling units:** 0

C. **Fire Protection Equipment:** Fire Suppression System

D. **Parking Spaces and Loading Berths:**

Open Parking Spaces: 0

Enclosed Parking Spaces: 0

Total Loading Berths: Not available

E. **This Certificate is issued with the following legal limitations:**

Restrictive Declaration: None Zoning Exhibit: None

BSA Calendar Number(s): None CPC Calendar Number(s): None

Borough Comments:

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type
Floor 1	A-2	178	OG	6		320560629	Final

Description of Use: Eating and Drinking
EATING AND DRINKING PLACE (NO DANCING)

Exceptions:

CofO Comments:

Borough Commissioner

Commissioner

END OF DOCUMENT

3008869-0000002 03/26/2024 10:59:06 AM

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Area Retail



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