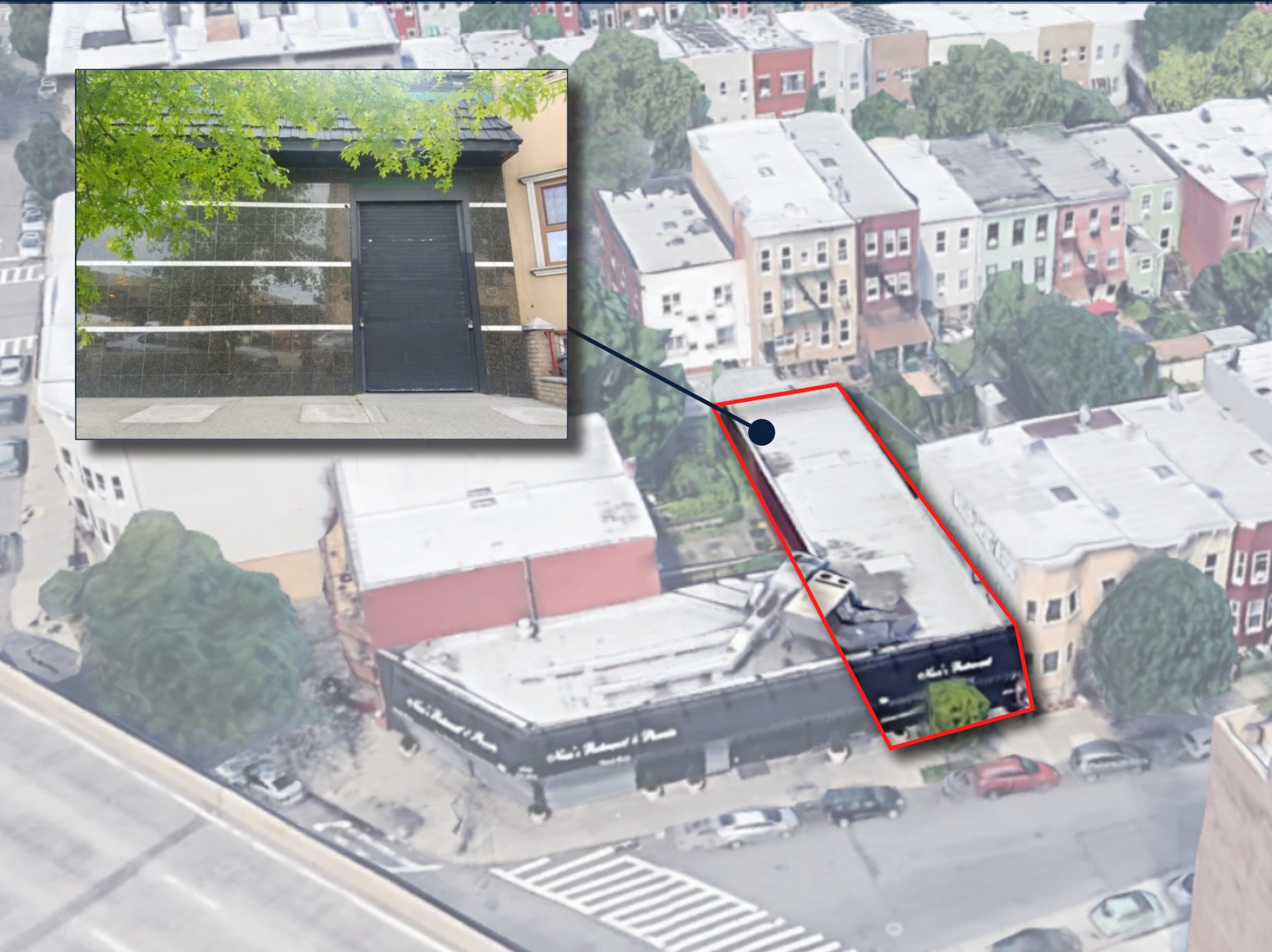


EXCLUSIVE OFFERING MEMORANDUM

173 Kingsland Avenue | Greenpoint, Brooklyn



\$1,950,000
ASKING PRICE

5,000
BUILDABLE SF

\$390
/ BUILDABLE SF



173 Kingsland Avenue | Greenpoint, Brooklyn



EXECUTIVE SUMMARY

Westbridge Realty Group is pleased to announce the sale of 173 Kingsland Avenue, a 1-story vacant retail building in the Greenpoint section of Brooklyn. This property benefits from R6B zoning, allowing you to build 7 residential units with no parking requirement. The existing building is built 25' x 100', with 5,000 buildable square feet.

The property is conveniently located walking distance to the G and L subway trains and is a 20 minute subway ride away from Manhattan.

EXCLUSIVE AGENTS

David Marciano

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Cell: 917.588.3141

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173 Kingsland Avenue | Greenpoint, Brooklyn



PROPERTY INFORMATION

ADDRESS	173 Kingsland Avenue	BUILDING SF	±2,500 SF
CITY, STATE, ZIP	Brooklyn, NY 11222	BUILDABLE SF	±5,000 SF
NEIGHBORHOOD	Greenpoint	UNITS	1
BLOCK/LOT	2705 / 234	ZONING	R6B
LOT SIZE	25 ft. x 100 ft.	FAR	1
LOT AREA	±2,500 SF	MAX FAR	2
BUILDING SIZE	25 ft. x 100 ft.	REAL ESTATE TAXES	\$17,079

173 Kingsland Avenue | Greenpoint, Brooklyn



NEIGHBORHOOD DESCRIPTION

Bordered on the southwest by Williamsburg and Bushwick, Greenpoint is the northernmost neighborhood in the New York City borough of Brooklyn. It is served by the G subway line and the B24, B32, B43, B48 and B62 New York City Bus routes.

Greenpoint has long held a reputation of being a working class and immigrant neighborhood, and it initially attracted families and workers with its abundance of factory jobs, heavy industry and manufacturing, and longshoreman or dock work. As of 2019, the median household income in Greenpoint was \$85,111. The neighborhood is sometimes referred to as “Little Poland” due to its large population of Polish immigrants.

Since the early 2000s, a building boom in the neighborhood has made Greenpoint increasingly a center of nightlife and gentrification, and a 2005 rezoning enabled the construction of high density residential buildings on the East River waterfront. There have also been efforts to reclaim the rezoned East River waterfront for recreational use and also to extend a continuous promenade into the Newtown Creek area.

173 Kingsland Avenue | Greenpoint, Brooklyn



DISCLAIMER

This Offering Memorandum has been prepared exclusively by Westbridge Realty Group, on behalf of the Owner, regarding the purchase of the property described herein at 173 Kingsland Avenue, Brooklyn, NY. The materials and information contained in this Offering Memorandum do not purport to be all-inclusive or to contain all of the information which prospective investors may need or desire.

The information contained herein has either been given to us by the Owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The prospective buyer should carefully verify each item of income, and all other information contained herein.

No inspections of the Property are permitted unless accompanied by the Owners or a representative from Westbridge Realty Group.

