



DEVELOPMENT MASSING OF ±12,600 SF

VACANT DEVELOPMENT OPPORTUNITY

415-419 SMITH STREET | BROOKLYN, NY 11231

OFFERING MEMORANDUM



PRIME LOCATION



LAND OPPORTUNITY

PROPERTY DESCRIPTION

INVESTMENT HIGHLIGHTS

- 60' wide warehouse with two curb cuts, two drive-in bays, and three walk-in doors
- Currently split-zoned as M1-4/R6B & C2-4, allowing you the ability to build 12,600 square feet
- Short walk to the **F** and **G** Carroll Street Station, providing access to Downtown Brooklyn and Manhattan within 5-15 minutes
- With over 6,000 new units being delivered to the market in the next few years, Gowanus is poised to become the next Williamsburg or Greenpoint
- 415 Smith Street offers developers and end-users the opportunity to invest in a submarket seeing exponential growth

PROPERTY INFORMATION

ADDRESS:	415-419 Smith Street, Brooklyn, NY 11231
LOCATION:	On the eastside of Smith Street between 4th and 5th Street
BLOCK:	468
LOT:	3
LOT DIMENSIONS (Irregular):	63' x 106'

BUILDING INFORMATION

BUILDING DIMENSIONS (Irregular):	63' x 106'
STORIES:	1
GROSS SQUARE FOOTAGE:	±5,900 SF
ZONING:	M-1, R6B, C2-2
FAR:	2.00
LOT SIZE:	±6,300 SF
TOTAL BUILDABLE SF:	±12,600 SF
MINUS EXISTING STRUCTURE:	±5,900 SF
AVAILABLE AIR RIGHTS:	6,700
ASSESSMENT (23/24):	\$258,480
TAX RATE:	10.646%
TAXES (23/24):	\$27,518

LIST PRICE: \$4,500,000



EXCLUSIVELY LISTED BY



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LENSCRAFTERS FINISH LINE DUNKIN'
 macy's TJ-maxx Hilton
 NORDSTROM
 Starbucks rack CAVA F45

Starbucks IHOP CHAMPS SPORTS
 TRADER JOE'S LIFETIME FITNESS CHASE
 Burlington
 Foot Locker five BELOW TARGET

ATLANTIC CENTER MALL
 Applebee's TARGET CVS pharmacy
 SEPHORA OLD NAVY Marshalls
 Party City BEST BUY Burlington verizon

AutoZone pure barre
 CLUB PILATES True Value
 Jersey Mikes CRUNCH FITNESS Chick-fil-A
 Orangetheory popeyes



BANK OF AMERICA
 free people TRADER JOE'S
 five BELOW
 CVS pharmacy sweetgreen

BARCLAYS CENTER
 BROOKLYN

Apple Store
 WHOLE FOODS MARKET

tru TOWNEPLACE SUITES
 MARRIOTT
 Holiday Inn Express

ExtraSpace Storage

RITE AID



CVS pharmacy DUNKIN' citi

CARROLL STREET STATION **F** **G**

SUBJECT PROPERTY

NEW DEVELOPMENT
 • Corner of Smith & 5th St
 • 950 Units | ±998,000 SF

SMITH ST ± 11,000 VPD

