

FOR SALE

161 Java Street Brooklyn, NY 11222

Mostly Vacant Mixed Use Corner Building
| Prime Greenpoint

Ariela
GREA Partner

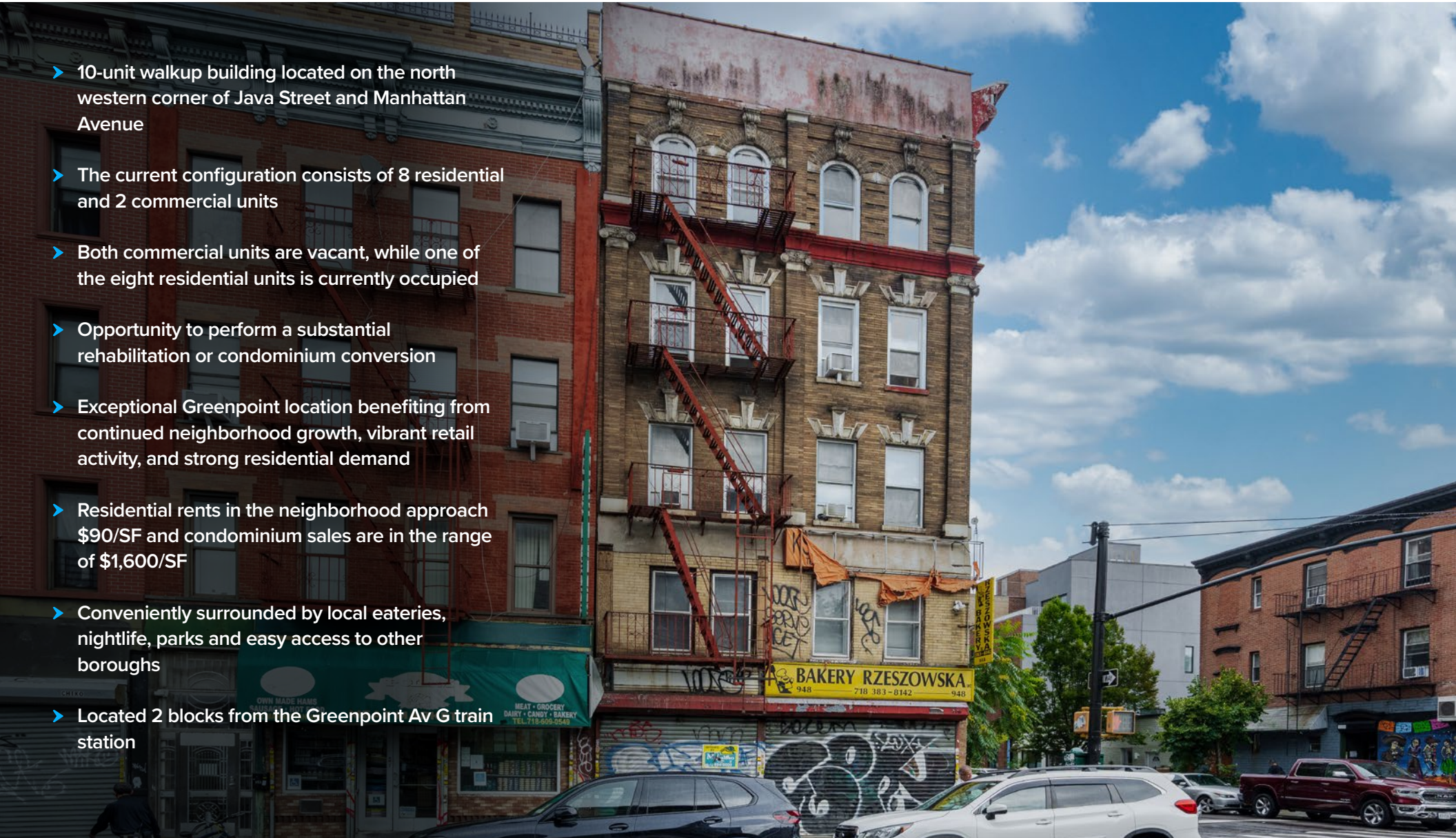


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- 10-unit walkup building located on the north western corner of Java Street and Manhattan Avenue
- The current configuration consists of 8 residential and 2 commercial units
- Both commercial units are vacant, while one of the eight residential units is currently occupied
- Opportunity to perform a substantial rehabilitation or condominium conversion
- Exceptional Greenpoint location benefiting from continued neighborhood growth, vibrant retail activity, and strong residential demand
- Residential rents in the neighborhood approach \$90/SF and condominium sales are in the range of \$1,600/SF
- Conveniently surrounded by local eateries, nightlife, parks and easy access to other boroughs
- Located 2 blocks from the Greenpoint Av G train station



For More Information Contact Our Exclusive Sales Agents at 212.544.9500 | arielpa.nyc

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For Financing Information:

Matthew Dzbanek x48
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Property Information

Block / Lot	2541 / 1
Lot Dimensions	25' x 100'
Lot Sq. Ft.	2,500
Building Dimensions	25' x 90'
Stories	5
Residential Units	8
Commercial Units	2
Total Units	10
Building Sq. Ft.	11,500
Zoning	R7A / C2-4
FAR (Standard)	4.00
Buildable Sq. Ft. (Standard)	10,000
FAR (UAP)	5
Buildable Sq. Ft. (UAP)	12,525
Air Rights Sq. Ft.	None
Tax Class	2B
Assessment (26/27)	\$393,420
Real Estate Taxes (26/27)	\$48,938

*All square footage/buildable area calculations are approximate

Asking Price: \$7,300,000 | \$635 / SF

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Interior Photos



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Entertainment and Activities

- 1 Enterprise Rent-A-Car
- 2 Greenpoint Athletics
- 3 Bar Americano

Food & Beverage

- 4 Odd Fox Coffee
- 5 Radio Bakery
- 6 CTown Supermarkets
- 7 The Brew Inn
- 8 Pencil Factory

Park

- 9 Greenpoint Public Park
- 10 Bushwick Inlet Park
- 11 McCarren Park

Retail

- 12 Key Food Supermarkets
- 13 BP Gas Station
- 14 The UPS Store

Transportation Score



85

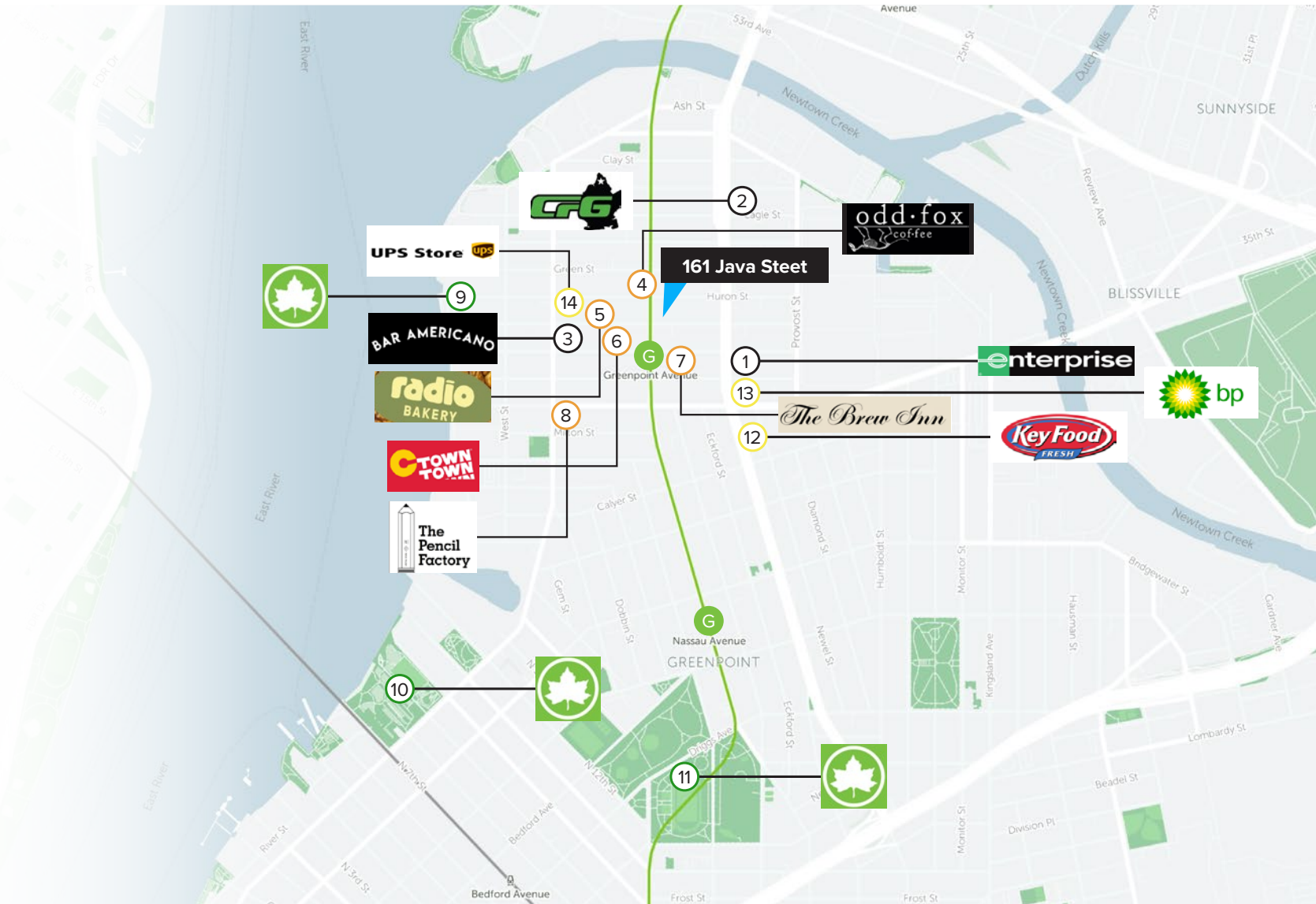
Public Transportation



97

Walker's Paradise

Visit Walk Score Website →



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