



SALES & MARKETING
SERVICES FOR
651 East 3rd Street

PRESENTED BY: JUSTIN MEZZATESTA, THOMAS JORDAN, STEPHANIE RUIZ

Nest Seekers
INTERNATIONAL

651 EAST 3RD STREET



East 3rd Street

East 3rd Street

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East 4th Street

Dittmas Avenue

Dittmas Avenue

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40' WIDE PRIME DEVELOPMENT SITE FOR SALE
KENSINGTON BROOKLYN
EXCELLENT DEVELOPMENT OPPORTUNITY

651 East 3rd Street
BROOKLYN, NEW YORK

| | |
|------------------------------|---|
| Location: | Between Ditmas Avenue and Cortelyou Road, 2 Blocks from F train |
| Block: | 5387 |
| Lots: | 54 |
| Lot Size: | <u>651 East 3rd Street</u> 40.92' x 100' |
| Zoning: (FAR) | R6A |
| Total Buildable Square Feet: | Approximately 12,276 |
| Air Rights: | |
| Real Estate Taxes: | \$7,369.08 (20/21) |

THE SITE COMES WITH APPROVED PLANS FOR 5 STORY W/ CELLAR
8 UNIT BOUTIQUE CONDO BUILDING ALONG WITH 3 PARKING SPOTS

ASKING PRICE: \$1,800,000

APPROXIMATELY \$146/BUILDABLE SQUARE FOOT

COMP *report*

651 EAST 3RD STREET | 12,276 BUILDABLE SQFT

| BOROUGH | NEIGHBORHOOD | BUILDING CLASS CATEGORY | TAX CLASS AT PRESENT | BLOCK | LOT | BUILDING CLASS AT PRESENT | ADDRESS | ZIP CODE | RESIDENTIAL UNITS | COMMERCIAL UNITS | TOTAL UNITS | LAND SQUARE FEET | GROSS SQUARE FEET | YEAR BUILT | TAX CLASS AT TIME OF SALE | BUILDING CLASS AT TIME OF SALE | SALE PRICE | SALE DATE |
|---------|--------------|---------------------------|----------------------|-------|-----|---------------------------|---------------------|----------|-------------------|------------------|-------------|------------------|-------------------|------------|---------------------------|--------------------------------|------------|------------|
| 3 | KENSINGTON | 03 THREE FAMILY DWELLINGS | 1 | 5304 | 21 | C0 | 183 MINNA STREET | 11218 | 3 | 0 | 3 | 3,000 | 3,080 | 1940 | 1 | C0 | 1,550,000 | 11/13/2019 |
| 3 | KENSINGTON | 03 THREE FAMILY DWELLINGS | 1 | 5337 | 18 | C0 | 312 EAST 5TH STREET | 11218 | 3 | 0 | 3 | 3,000 | 2,515 | 1901 | 1 | C0 | 1,200,000 | 8/26/2020 |
| 3 | KENSINGTON | 03 THREE FAMILY DWELLINGS | 1 | 5342 | 1 | C0 | 211 EAST 8TH STREET | 11218 | 3 | 0 | 3 | 2,000 | 3,000 | 1901 | 1 | C0 | 1,600,000 | 11/8/2019 |

CYPRESS CONDOMINIUM 309 OCEAN PARKWAY

BUILT IN 2019 | 14 UNITS | 8 STORIES | BOUTIQUE CONDO BUILDING

ACTIVE, IN-CONTRACT SALES AND RECORDED SALES

| <u>Unit</u> | <u>Beds</u> | <u>Baths</u> | <u>Sqft</u> | <u>Current List Price</u> | <u>Price Increase/Decrease</u> | <u>PPSF</u> | <u>Status</u> |
|-------------|-------------|--------------|-------------|---------------------------|--------------------------------|-------------|---------------|
| 1R | 1 Bed | 2 Bath | | \$835,000 | | | SOLD |
| 2F | 2 Bed | 2 Bath | | \$743,322 | | | SOLD |
| 2R | 2 Bed | 2 Bath | 1,328 | \$999,900 | | 752 | SOLD |
| 3F | 2 Bed | 2 Bath | | \$725,000 | | | SOLD |
| 3R | 3 Bed | 2 Bath | | \$1,075,000 | | | SOLD |
| 4F | 2 Bed | 2 Bath | | \$735,000 | | | In Contract |
| 4R | 2 Bed | 2 Bath | | \$850,000 | | | In Contract |
| 5F | 2 Beds | 2 Baths | | \$770,000 | | | Active |
| 5R | 2 Beds | 2 Baths | | \$799,000 | | | In Contract |
| 6F | 2 Beds | 2 Baths | | \$759,000 | | | SOLD |
| 6R | 2 Beds | 2 Baths | | \$799,000 | | | SOLD |
| 7F | 1 Bed | 1 Bath | | \$669,000 | | | Active |
| PH | 3 Beds | 2.5 Baths | 1,712 | \$1,510,000 | | 882 | SOLD |

\$866,863.23