

Development – Brooklyn

64 DeGraw Street, Brooklyn, NY 11231

Columbia Street Waterfront Development Opportunity

Columbia Street Waterfront District



Property Information

Address:	64 DeGraw Street Brooklyn, NY 11231
Neighborhood:	Columbia Waterfront
Cross Streets:	Van Brunt/Columbia St
Block-Lot:	329-6
Lot Size:	19.5 ft x 100 ft

Building Information

Building Class:	G7
Zoning:	M1-1
Lot SF:	1950
FAR:	1
Gross BSF:	1950

Assessment (16/17):	\$	15,660
Taxes (16/17):	\$	1,669

Approved BSA Plans

1st Floor SF:	1226
2nd Floor SF:	1226
3rd Floor SF:	1187
Total:	3639



TerraCRG has been retained to sell the development site located at 64 DeGraw Street in the Columbia Street Waterfront District.

Located between Columbia Street and Van Brunt Street, this 19.5 ft x 100 ft, 1,950SF site has recently been granted a BSA variance for 3,639 sq ft for residential development.

The vacant lot will be delivered with the BSA approved plans for a three story, single family, 3 bedroom townhouse with an office, private yard, parking space and a roof terrace. The plans call for a total of 3,639 Gross SF of living space.

Located on the western waterfront of Brooklyn, nestled between Cobble Hill, Carroll Gardens, and Red Hook, the Columbia Street Waterfront District, has seen tremendous demand over the last few years with very limited supply, and new construction townhouses are commanding some of the highest prices in the borough. The robust sales market is rivaling neighboring Carroll Gardens, with some homes fetching over \$1,100/SF. The private parking space makes this an ideal location for a family with convenient access to amenities like Ikea, Fairway Market and the Whole Foods on 3rd Ave. as well a number of bars, restaurants and fun local nightlife.

The property is short walk to both the Bergen Street and Carrdl Street F/G trains and is located one block from the B61 bus. The Brooklyn Waterfront Greenway like path is located directly across the street. It also has convenient access by car to the BQE and the Prospect Expressway.

Any and all offers should be submitted in writing to Terra CRG, LLC

All zoning, existing square footage of buildings, available buildable square footage, permitted uses and any other information provided herein must be independently verified by prospective purchasers.



TerraCRG | Licensed Real Estate Broker | 634 Dean Street, Brooklyn, NY 11238 | P: 718-768-6888 | F: 718-768-6288 | terraarg.com

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified by prospective purchasers. The value of any real estate investment is dependent upon a variety of factors, including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.

For more information,
please contact Exclusive
Marketing Team

Ofer Cohen

Founder & President
ocohen@terraarg.com

Dan Marks

Senior Vice President
dmarks@terraarg.com

Adam Courtney

Associate Vice President
acourtney@terraarg.com

718-768-6888