



250 Johnson Ave



**REYES &
ELSAMAD**
REAL ESTATE GROUP

250 Johnson Ave, Brooklyn NY

For Sale: ~~\$8,495,000~~

~~\$7,700,000~~

\$7,400,000 : \$484 SF



[Click Here For a 3D Virtual Tour](#)

INVESTMENT HIGHLIGHTS

- **For Sale:** One single story warehouse, that is at the corner of Bushwick Pl and Johnson Ave in the East Williamsburg, IBZ of Brooklyn NY.
- This property will be delivered vacant.
- The property has an irregular lot that has a square footage area of 15,290 SF.
- Property features include: 20-foot ceilings, two rollup gates, 3 Phase -220 Volts, 1 bathroom with shower, private trailer that occupies office spaces, 11 heating blowers, 1 hot water tank, 3-year-old roof and a sprinkler system.
- Transportation: The L-train line is a short walk, (1) block away. This offers quick access to Manhattan in under 20 minutes.
- The immediate area is home to many popular cafes, restaurants, and bars including Sweet Science, Duck Duck, Win Son, Casa Ora, Gentle Perch and much more.

Nick Ramphir

Commercial Investments

Licensed Real Estate Broker

NickR@TheMomentGroup.com

917.721.4363

**250 Johnson Ave, Brooklyn NY For
Sale: ~~\$8,495,000~~ ~~\$7,700,000~~ \$7,400,000**

250 Johnson Ave

Brooklyn NY, 11206



Single Story Warehouse

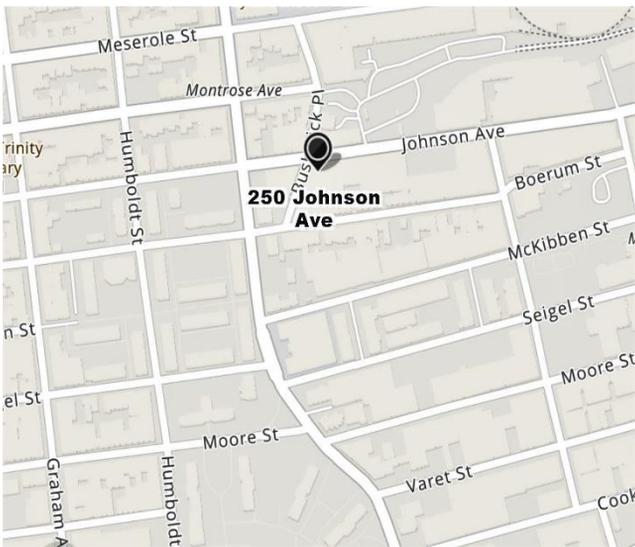
15,290 SF

Description



Reyes & Elsamad has been retained on an exclusive basis to arrange the sale of 250 Johnson Ave, Brooklyn, NY 11206. This property is a single-story warehouse that has 20-foot ceilings and two roll up gates. There is a small 16-foot trailer that is used as office space within the warehouse. It is located within a 10 min drive to the BQE/LIE highways and is located 1 block away from the train station. The property is situated perfectly for an owner/operator who wants to be in the center of Brooklyn and Queens. This warehouse will be delivered vacant.

Property Details



Address	250 Johnson Avenue
Location	Btw Bushwick PL & White St
Block Lot	3073 0028
Lot Dimensions	69.25 X 100
Lot SF (irregular)	15,290 SF
Building Dimensions	69.25 X 100
Stories	1.0
Zoning	M1-1
Residential FAR	0.0
Commercial FAR	1.0
Facility FAR	2.4
Tax Assessment (20/21)	\$684,550
Tax Rate (20/21)	10.53%
Property Taxes (20/21)	\$72,131.04
Current Tenancy	Month to Month

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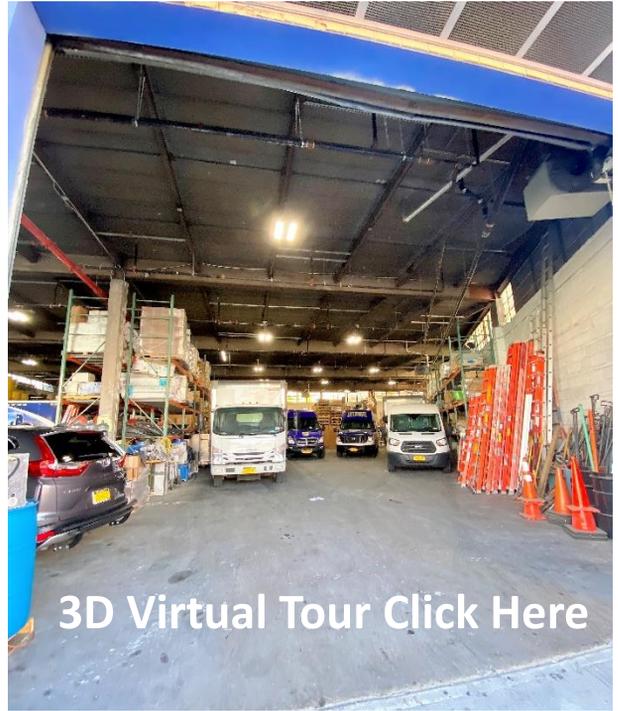
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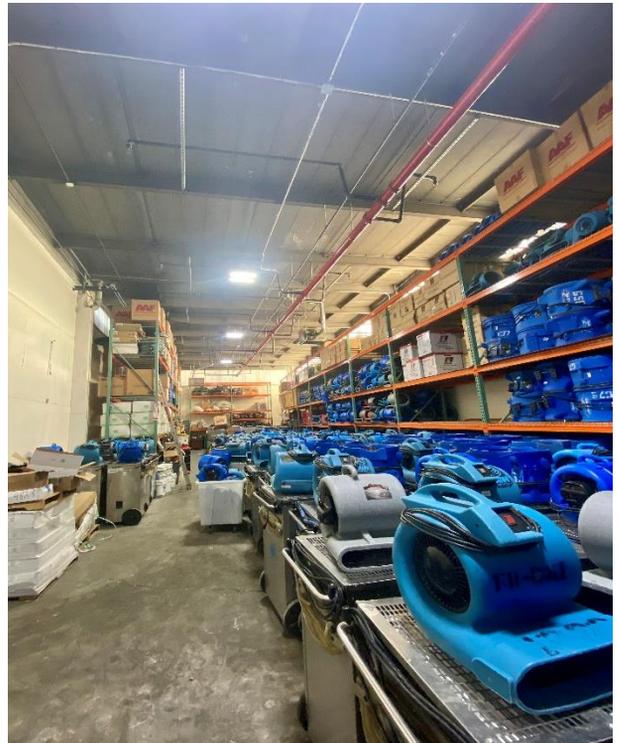
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[3D Virtual Tour Click Here](#)



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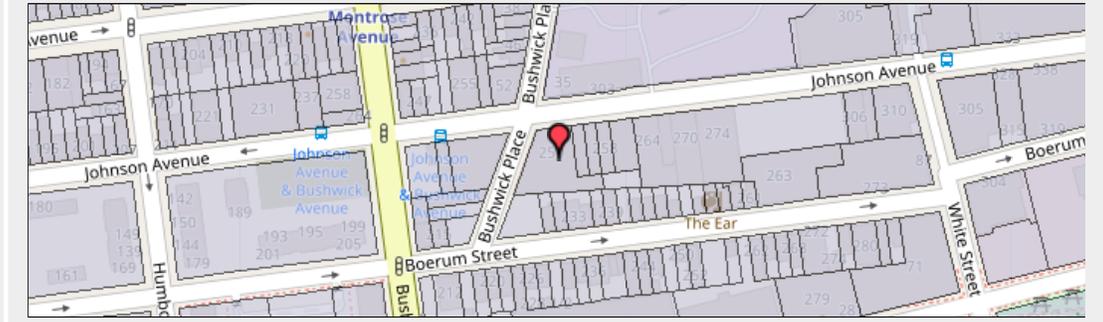
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Property Report on 250 JOHNSON AVENUE, Brooklyn NY 11206

This property has 1 active Lien.



Image Courtesy of Google Street View



Property Info

Address and Legal ID Address 250 JOHNSON AVENUE Neighborhood Williamsburg Zip code 11206 Block and Lot 3073-28 Section Volume 1004 BBLE 3030730028 FIPS 36047 10 Alternate Addresses		Location Info Community District <u>301 - East Williamsburg, Greenpoint, Northside, Southside, Williamsburg</u> Census 360470485001015 Census Tract 485 Census Block 1015 Additional Location Details	
Building Info Department of Building Overview Building Class E1 Building Description Warehouses: Fireproof Buildings 1 Floors 1 Building Dimensions 69.25' X 100' Year Built 1960 NYC Square Footage 15,290 Calc Square Footage 6,925 Square Footage details Actual FAR 1 Total Units 1 Residential Units 0 Basement None Proximity Not Available		Lot Info Lot Dimensions 69.25' X 100' IRR Acres 0.35 Lot Area 15,290 Lot Type Corner Flood Info Zone X Panel 0204 Panel Date 09/05/2007 Community 360497_360497 FEMA Flood Map	
		Zoning Info M1-1 (LIGHT MANUFACTURING) Zoning Map Max Res. FAR 0 Max Comm. FAR 1	
		2020 Taxes and Assessment Tax \$72,131 Rate 10.537 Assessed Value 684,550 Land Value 240,750 Market Value 1,864,000 Tax Class 4 View Tax and Assessment History on this Property.	

Market Activity

No Listing History



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250 Johnson Ave is zoned M1-1

What is a M1 Zoning District?

The M1 district is often a buffer between M2 or M3 districts and adjacent residential or commercial districts. Light industries typically found in M1 areas include woodworking shops, auto storage and repair shops, and wholesale service and storage facilities. In theory, nearly all industrial uses can locate in M1 areas if they meet the more stringent M1 performance standards. Offices, hotels and most retail uses are also permitted. Certain community facilities, such as hospitals, are allowed in M1 districts only by special permit, but houses of worship are allowed as-of-right.

Floor area ratios in M1 districts range from 1.0 to 10.0 and building height and setbacks are controlled by sky exposure planes which may be penetrated by towers in certain districts. Although new industrial buildings are usually low-rise structures that fit within sky exposure planes, commercial and community facility buildings can be constructed as towers in M1-3 through M1-6 districts.

250 Johnson Ave has an FAR of 1.0 but also has a facility FAR of 2.4 which gives the owner/operator flexibility to develop an extra full floor for community facility uses.

M1	Light Manufacturing District (High Performance)					
	M1-1	M1-2	M1-3	M1-4	M1-5	M1-6
Manufacturing FAR	1.0	2.0	5.0	2.0	5.0	10.0
Required Accessory Parking PRC-B	1 per 300 sf			None		
Permitted Sign Regulations (Surface Area)	6 X street frontage					

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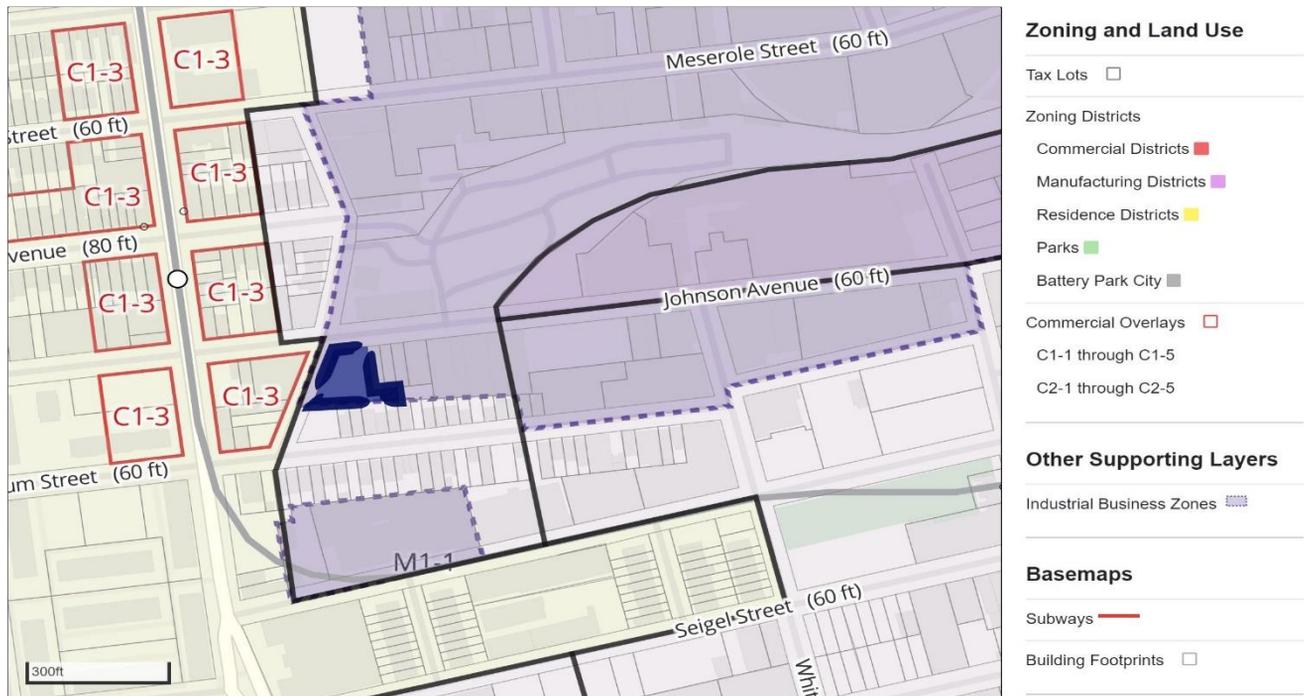
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250 Johnson Ave is in the Industrial Business Zone

The Industrial Business Zones (IBZs) were created in early 2006 in areas of the Bronx, Brooklyn and Queens. The IBZ program evolved from the City's earlier policies focused on In-Place Industrial Parks (IPIP), which provided business support services to industrial and manufacturing businesses located within the IPIP and addressed issues related to infrastructure and the business environment. Like the IPIPs, policies applying to the IBZs continue to offer targeted support services for industrial firms and attend to area-wide improvements. The designation also provides relocation tax credits to qualifying businesses that locate within an IBZ to direct investment to New York City's strongest industrial areas.

To create more certainty on land use policy, IBZ designation also carries a commitment by the Bloomberg Administration not to support a rezoning permitting new residences.



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