29 Greenpoint Ave, Brooklyn NY 11222

Price: $9,500
Total building SF: 3,300
Zoning: C2-4/R6B
Lot Size: 20 ft x 90 ft
Commercial units: 1
Residential units: 2
Price per SF: $98

- Located between Water Park and West Street
- Two blocks from the entrance to the “G” train
- Right next to Greenpoint Waterfront and India Street Ferry
- Retail rents achieving $100 per sf
- 20 feet of frontage
- Significant long term retail appreciation
- Right next to Greenpoint Landing 22 acres waterfront development with 5,500 residential units
- 1,100 to 1,500 SF interior SF available
- Private outdoor space
- Full basement
By Land or By Sea

Greenpoint Landing is conveniently located only one ferry stop from 34th Street in Manhattan, a few short blocks away from the G Train, and a quick walk from the 7 Train. With plenty of Citi Bike Stations close by, and the Queens-Midtown Tunnel only a quarter mile away, residents have a multitude of options for getting around.
"Homer has taken the joy of the family to have a drink, have a meal, and have friends together in one place, and made it his life's work."

Bill Murray, Dad
NEIGHBORHOOD:
LOBSTER JOINT
1073 Manhattan Ave
Greenpoint Landing is a 22-acre site situated along a half-mile of East River waterfront. The site was designated for residential use as part of the 2005 Greenpoint-Williamsburg rezoning. When complete, Greenpoint Landing will include roughly 5,500 residential units—1,400 of which are to be affordable housing—four acres of public open space, and a new public school.
Two renderings, courtesy of Atlantis Arts Studio depict a glassy pair of residential towers sitting atop the existing utilitarian structure. The illustration also shows the rebuilding of the Huron Street pier which can be reconstructed to its 1988 size of 12,500 square feet. Imaginary structures surround the project in the renderings, such as a large park to the south, which will be the site of the 39-story 155 West Street and a large two-story warehouse building to the north, which will be part of Greenpoint Landing.
Yesterday it was announced that Brookfield Property Partners is making their first Brooklyn venture by purchasing a majority stake in two Greenpoint Landing development sites for $59.7 million. While better known for their commercial ventures, Brookfield will begin construction early next year on 775 market-rate apartments on two waterfront parcels. The towers should be finished sometime in 2019 at the total cost of $600 million as part of the first phases of the of the 22-acre master plan which is being designed by Handel Architects.

Plans filed with the Department of Buildings for Brookfield’s sites call for a 30-story, 372-unit rental building at 37 Blue Slip and a larger 39-story, 401-unit tower at 41 Blue Slip. A cul-de-sac will separate the slab-shaped towers, which will open onto a waterfront esplanade designed by James Corner Field Operations.
A proposed 12-story residential building near the mouth of Newtown Creek in Greenpoint may bring some avant-garde design to a neighborhood better known for its low-slung factories, unpretentious row-houses, hearty Polish community, and an immense wastewater treatment plant. Coming from the office of AB Architekten, led by Alexander Blakely, a 70,000-square-foot proposal at 19-29 Clay Street is envisioned to rise directly across from the long-promised Box Street Park, and it may be the first of a multitude of high-rises set to radically transform the neighborhood’s waterfront.