



corcoran

EXCLUSIVE SALE OFFERING MEMORANDUM

# 31-33 Skillman Avenue

BROOKLYN, NEW YORK

*Williamsburg / East Williamsburg corridor*

5,000

LOT AREA (SF)

14,758

EST. BUILDABLE (SF)

2.95

RESIDENTIAL FAR

REPRESENTED BY

**CHRISTOPHER CAVORTI**

Licensed Real Estate Associate Broker  
Partner | The Forray Team at Corcoran

**DONALD LAI**

Licensed Real Estate Associate Broker  
Partner | The Forray Team at Corcoran



*Rendering is conceptual and intended for marketing discussion.*

# 01 Executive Summary

*Presented by The Forray Team at The Corcoran Group.*

31-33 Skillman Avenue is exclusively presented by The Forray Team at The Corcoran Group as a compelling Williamsburg development opportunity with the scale, frontage, and flexibility to support a boutique luxury condominium project in one of Brooklyn's most sought-after neighborhoods. Located within an M1-2/R6 (MX-8) zoning district, the property benefits from a mixed-use framework that supports residential development while also allowing for commercial, retail, and community facility uses. This zoning profile creates multiple avenues for value creation, giving a developer the ability to pursue a refined residential concept while retaining the flexibility to incorporate complementary uses that strengthen the overall project.

Situated in Williamsburg, the site is positioned in a market defined by strong luxury residential demand, established retail corridors, and continued new development activity. The neighborhood's blend of high-end housing, destination retail, hospitality, and creative commercial uses continues to attract both end users and investors, reinforcing Williamsburg as one of Brooklyn's most desirable submarkets. In that context, 31-33 Skillman Avenue stands out as a rare land offering with the zoning flexibility, development fundamentals, and market positioning to support a project aligned with the character and momentum of the neighborhood.

## PRICING

# Price Upon Request

All offers and pricing guidance through the exclusive sales agents.

# 02 The Site

*A rare 50-foot Williamsburg assemblage with residential, commercial mixed-use & community facility zoning flexibility.*

## 01 50-foot frontage

Two adjacent 25x 100' lots Combine to a 50' x 100' assemblage, Block 2746, Lots 41 & 42, totaling 5,000 SF on a rare contiguous Williamsburg parcel.

## 02 M1-2 / R6 (MX-8) zoning

A Special Mixed Use framework supporting luxury residential, commercial, retail, and community-facility development.

## 03 31 Skillman Avenue

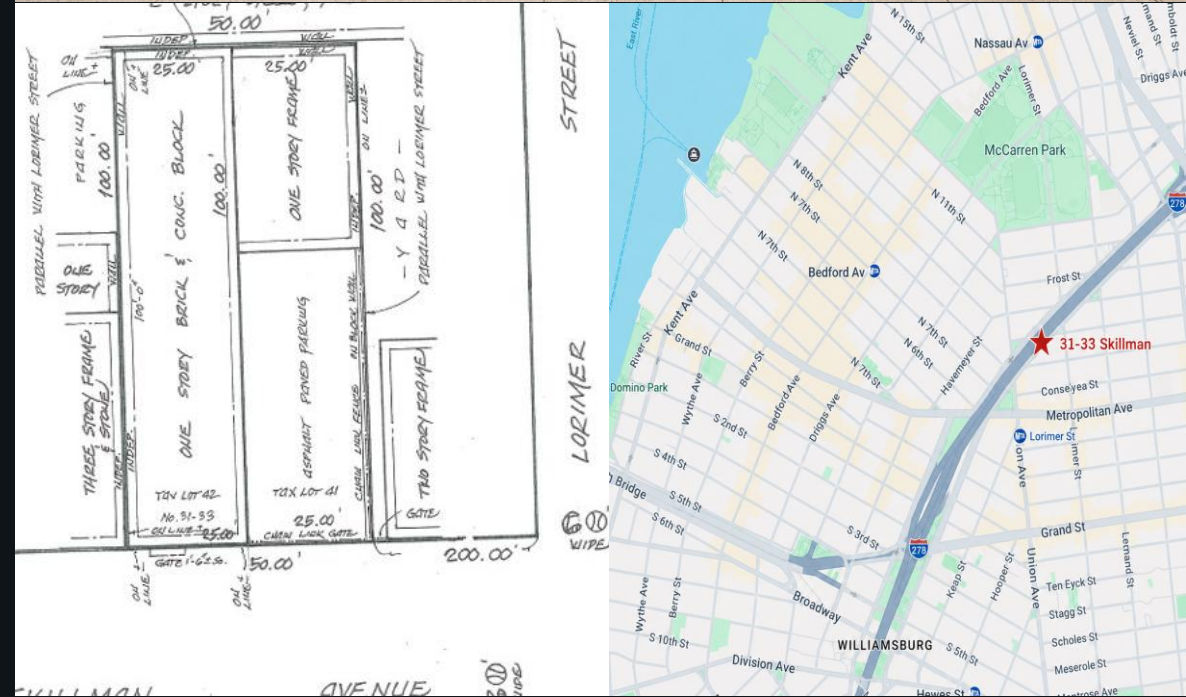
Currently a 25' x 100' lot with one 2,500 SF masonry building currently used as a garage.  
Tax Class 4 Property: Current Taxes \$21,918/ Year

## 04 33 Skillman Avenue

Currently a 25' x 100' lot with one 1,000 SF framed building currently used as an office.  
Tax Class 4 Property: Current Taxes \$10,076/ Year

## 05 Prime Williamsburg location

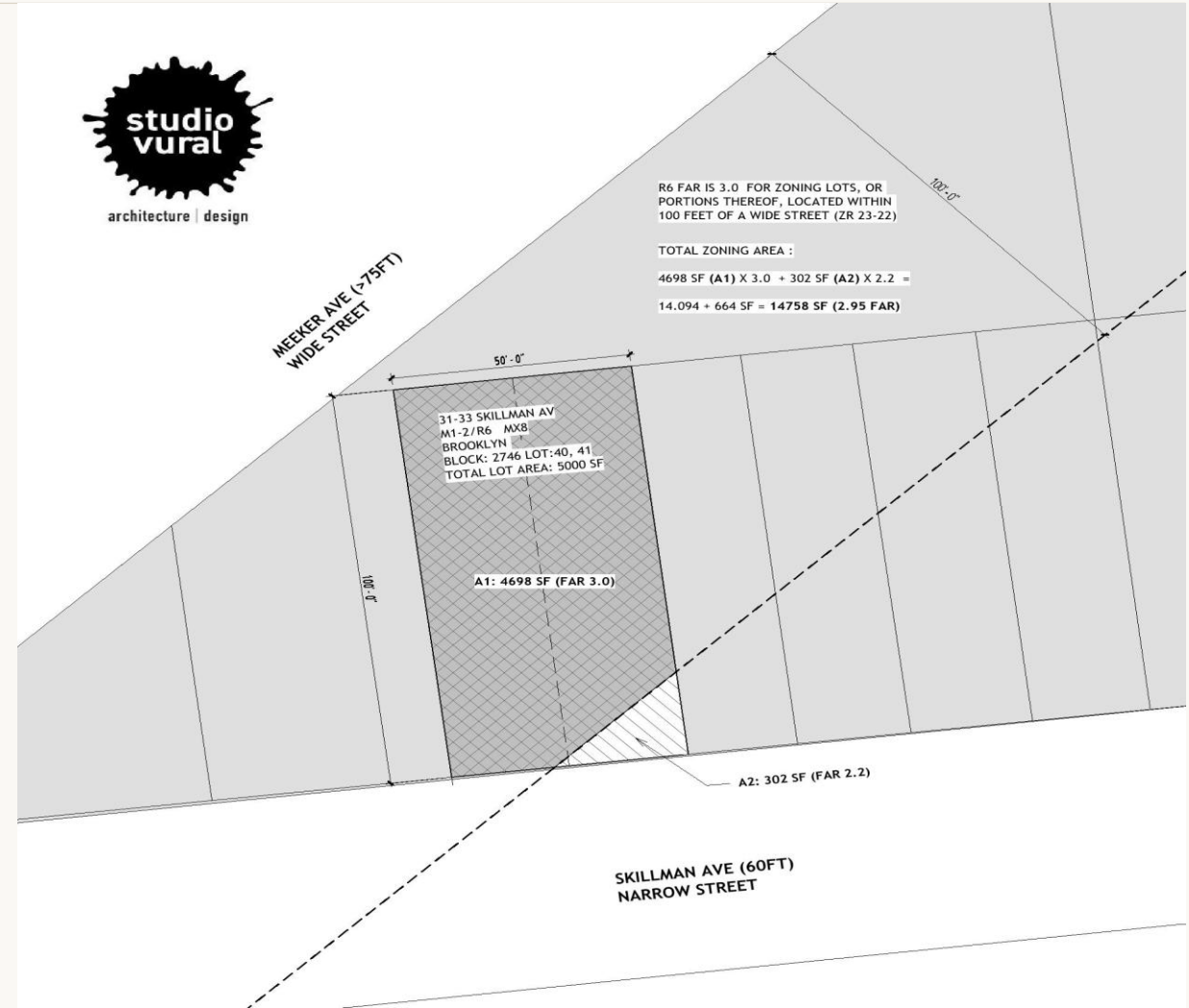
In one of Brooklyn's most sought-after submarkets, near the Grand, Devoe, and Leonard development corridors.



# 03 Zoning Calculations

Blended-FAR residential calculation under M1-2/R6 (MX-8). All figures by Studio Vural.

LOT AREA	50' x 100' = 5,000 SF
ZONING	M1-2 / R6 (MX-8)
AREA 1 (WIDE ST)	4,698 SF x 3.0 FAR = 14,094 SF
AREA 2 (BALANCE)	302 SF x 2.2 FAR = 664 SF
TOTAL RESIDENTIAL	14,758.4 SF (2.95 blended FAR)
5% ENERGY BONUS	+737.9 SF -> 15,496 SF est.
COMMERCIAL / MFG (2.0)	10,000 SF
AFFORDABLE / SENIOR (3.9)	19,500 SF
COMMUNITY FACILITY (4.8)	24,000 SF



ZONING CALCULATIONS BY: Studio Vural · Selim Vural, Architect AIA · 68 Jay Street, Suite 912, Brooklyn, NY 11201 · (646) 734-0766 · [selim@studiovural.com](mailto:selim@studiovural.com)

The Corcoran Group is a licensed real estate broker owned and operated by NRT LLC. All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer.

# 04

## Zoning Analysis

*Height and bulk controls, yard and setback requirements, and working interpretation.*

### 2.95

BLENDED RES FAR

### 4.80

COMM. FACILITY FAR

### 65'

MAX BASE HEIGHT

### 125'

MAX BUILDING HEIGHT

#### HEIGHT & BULK CONTROLS

**Residential FAR:** 2.20 base; 3.00 within 100' of a wide street; 3.90 affordable/senior

**Commercial / Manufacturing FAR:** 2.00

**Community Facility FAR:** 4.80

**Base Height:** 40' minimum / 65' maximum

**Max. Building Height:** 125'

**Street Width:** Skillman Ave: 60' (narrow); Meeker Ave; wide street is 75'+

#### WORKING INTERPRETATION

Skillman is a narrow street (a wide street is 75'+, measured street line to street line); the 100' wide-street depth is measured from the front lot line. R6 within 100' of a wide street carries 3.0 FAR, the balance 2.2 FAR. All interpretations to be confirmed by the project architect and zoning counsel. Sources: NYC ZR 23-22, 12-10, 123-61, 123-651, 123-652, 23-342 / 23-433. Zoning Calculation provided by Studio Vural

#### YARD & SETBACK REQUIREMENTS

**Front Yard:** None required

**Side Yard:** None required **Street Wall:** 70% within 8' of the street line

**Front Setback:** 15' above base height (narrow street)

**Rear Yard:** 20' at or below 75' height

**Rear Yard above 75':** 30' minimum



Innovative architecture for a sustainable future.

Selim Vural, Architect | (646) 734 0766 | selim@studiovural.com

# 05

## Pipeline Momentum

Recent permit filings reinforce continued buyer demand and developer conviction in the corridor.

6

RECENT FILINGS

90,609

PROPOSED SF

117

PROPOSED UNITS

15,102

AVG PROJECT SF

ADDRESS

FILED

TYPE

PROPOSED SF

UNITS

HEIGHT

ARCHITECT

217 Devoe Street

Apr 2026

Residential

12,467

16

55 ft

City Building NY

392 Leonard Street

Mar 2026

Mixed-use

35,734

45

100 ft

NA Design Studio

641 Grand Street

Nov 2025

Residential

25,545

35

65 ft

Kutnicki Bernstein

97 Devoe Street

Jul 2025

Residential

4,999

5

49 ft

STUDIOOSC

235 Jackson Street

Apr 2025

Resi. Expansion

3,614

6

50 ft

Baobab Architects

533 Grand Street

Jan 2025

Resi. Expansion

8,250

10

60 ft

Leandro Nils Dickson

Surrounding permit activity confirms continued demand for new residential and mixed-use inventory across the Grand, Devoe, Leonard, Jackson and Skillman corridors.

*corcoran*



# Expertise you can trust. *Real estate with results.*

**\$1.2B+**

TEAM SALES VOLUME

**#1**

WILLIAMSBURG SINCE 2014

**25**

YEARS MARKET LEADERSHIP

**4**

PARTNERS / ONE TEAM

RESIDENTIAL / COMMERCIAL / NEW DEVELOPMENT ADVISORY

NYC · WESTCHESTER · HAMPTONS · GREENWICH CT

## **CHRISTOPHER CAVORTI**

Licensed Real Estate Associate Broker | Partner | The Forray Team at Corcoran  
(914) 804-7091 · [chris.cavorti@corcoran.com](mailto:chris.cavorti@corcoran.com)

## **DONALD LAI**

Licensed Real Estate Associate Broker | Partner | The Forray Team at Corcoran  
(917) 947-9917 · [dlai@corcoran.com](mailto:dlai@corcoran.com)