

# 84 14<sup>th</sup> Street, Brooklyn, NY 11215

15,992 BSF

Gowanus



## Property Information

**Address:** 84 14th Street  
**Alt. Address:** Brooklyn, NY 11215  
**Neighborhood:** Gowanus  
**Cross Streets:** 2nd/3rd Ave  
**Block-Lot:** 1039-20  
**Lot Size:** 91 ft x 87.87 ft

## Building Information

**Building Class:** Z9  
**Zoning:** M2-1  
**Lot SF:** 7,996  
**FAR:** 2.0  
**Buildable SF:** 15,992

**Assessment (15/16):** \$117,000  
**Taxes (15/16):** \$12,500



TerraCRG has been retained to exclusively represent ownership in the sale of the vacant commercial property at 84 14th Street in the Gowanus section of Brooklyn.

The M2-1 zoned vacant lot is approximately 7,996 SF with a gross buildable of approx. 15,992 SF. The property is located between Second and Third avenues on a block with both residential and commercial buildings.

Transportation access is exceptional with easy access to the Hugh L. Carey Tunnel, Brooklyn Queens Expressway (BQE) and the F,G,R trains at the 9th Street Subway Stations, only a few blocks away. Because of the visibility and transportation options, the property is ideal for a variety of commercial uses including creative office, fitness, and workshop/warehouse space.

Over the last decade Gowanus has been transforming from a heavy industrial neighborhood to a revitalized office, retail, restaurant, and residential destination. While parts of the neighborhood sit within the proposed rezoning area, this property is protected from any future residential rezoning and would remain commercial. Within walking distance to this property are a number of national and local retailers and restaurants such as; Lowe's Home Improvement, Harbor Freight Tools, Pathmark, Subway, Dunkin Donuts, Checkers, Surfish Bistro, Lowlands Bar and LaQuinta Inn & Suites.

Overall, the Brooklyn real estate market has seen tremendous growth over the last few years. Brooklyn has become one of the most popular places to live, work, and invest. To these new Brooklyn residents, Brooklyn is not merely an affordable alternative to Manhattan - to them - it's a destination. This demographic is often the talent pool for tech companies, creative agencies and boutique finance firms. Recently, tech companies and creative service firms have committed to Brooklyn to be close to the new talented work force that has been drawn to Brooklyn's different neighborhoods.



For more information, please contact Exclusive Marketing Team

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**718-768-6888**

**Asking Price**  
**\$3,000,000**

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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.