

155 20th Street, Brooklyn, NY 11232

10,000 SF Vacant Commercial Building

Sunset Park



Property Information

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| Address: | 155 20th Street Brooklyn, NY 11232 |
| Neighborhood: | Sunset Park |
| Cross Streets: | 3rd/4th Ave |
| Block-Lot: | 636-50 |
| Lot Size: | 50 ft x 101.5 ft |
| Lot SF: | 5,075 |
| Zoning: | M1-2D |



Building Information

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|---------------------------|----------------|
| Building Class: | F9 |
| Building Size: | 50 ft x 100 ft |
| Stories: | 2 |
| Gross Building SF: | 10,000 |

Assessment (16/17): \$199,460

Taxes (16/17): \$21,254

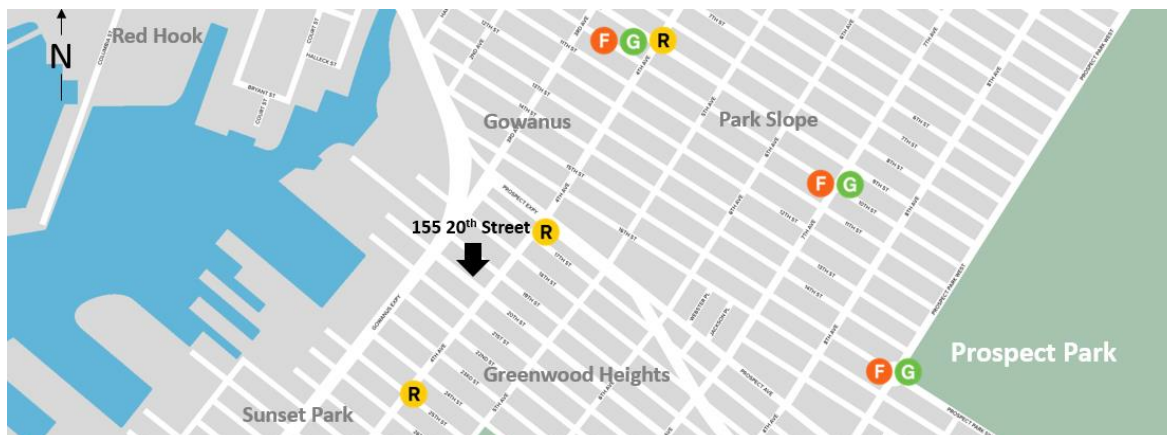
TerraCRG has been retained to exclusively represent ownership in the sale of the vacant commercial property at 155 20th Street in Sunset Park, Brooklyn.

Located between Third and Fourth Avenues, the vacant commercial building is approximately 10,000 SF over two stories, with 50 feet of frontage on 20th Street. The property is currently being used as a creative office/light manufacturing workshop and would be ideal for a user looking to move or expand their business into a privately-owned building in Sunset Park. The property also presents an opportunity for investors looking to acquire a commercial property in one of the fastest growing submarkets in New York City.

The M1-2D zoned property is comprised of 5,000 SF of lower level workshop space and 5,000 SF of office and workshop space on the upper level. The building features one drive in door, nine skylights and a fully functioning/permitted spray booth.

Sunset Park is one of the fastest growing commercial neighborhoods in New York City, with over 20,000 people currently employed in the manufacturing and industrial sectors. Sunset Park has quickly become a hub for growing businesses. Demand for commercial space has surged throughout Brooklyn due to the reduction of commercially-zoned areas.

The neighborhood's growth has spurred in large part of its excellent transportation infrastructure. The Gowanus Expressway, which hovers above Third Avenue, provides easy and quick access to Manhattan and New York's outer boroughs. The neighborhood is also accessible at almost all points via the R, D and N trains. The property is easily accessible via the R train at Prospect Avenue, only four blocks away.



For more information, please contact Exclusive Marketing Team

Ofer Cohen

Founder & President
ocohen@terraarg.com

Dan Marks

Partner
dmarks@terraarg.com

Mike Hernandez

Associate Vice President
mhernandez@terraarg.com

Daniel Lebor

Associate Vice President
dlebor@terraarg.com

718-768-6888

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.