

155 20th Street, Brooklyn, NY 11232

10,000 SF Vacant Commercial Building

Sunset Park



Property Information

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

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