

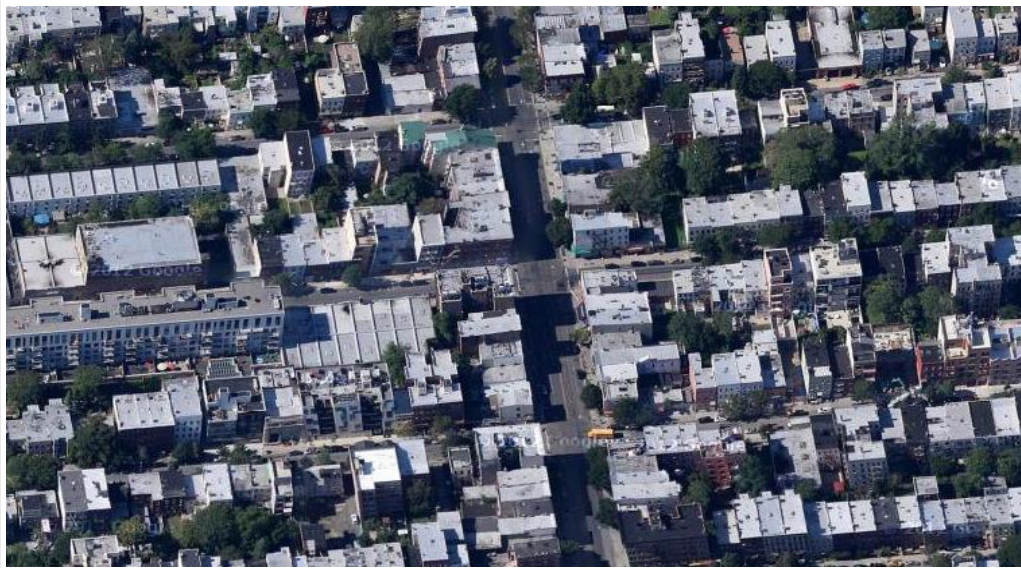
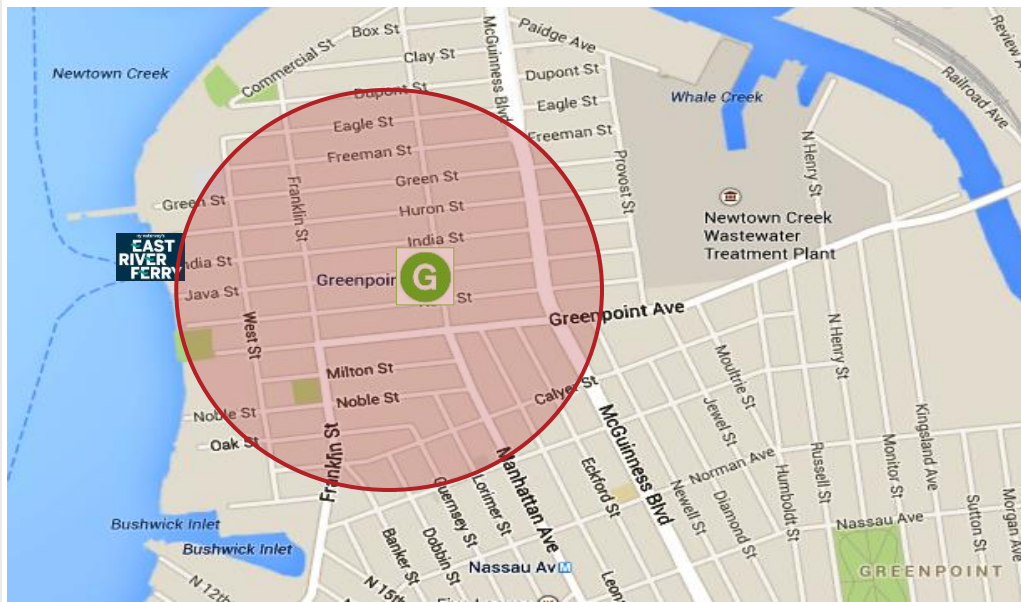
Prime Greenpoint Conversion Site For Sale

\$5,500,000

PROPERTY OVERVIEW & HIGHLIGHTS

- The subject property is a prime opportunity for an investor to convert a unique Greenpoint building into a residential development.
- The workable layout of the building provides the perfect canvas for an architect to maximize the 10,000 above the grade square footage as well as the 2,000 SF basement.
- Recent comps are showing new developments and conversions in Greenpoint getting over \$60 SF for rentals and easily closing condos at over \$1000 SF.
- The building is within a walkable distance to the G train and the East River Ferry. The site is also in reasonable proximity to the Greenpoint waterfront, the recently finished Transmitter Park and of course McCarren Park.
- A perfect mix of the past and the present; in Greenpoint you can sit al fresco and grab a Brooklyn brewed craft beer before dropping by the Polish butcher shop that's been family operated since the 1950's.

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 or that the subject property will sell for the suggested asking price. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. 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. The estimates and assumptions provided herein are based on the subject property containing no environmental contamination. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.



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