

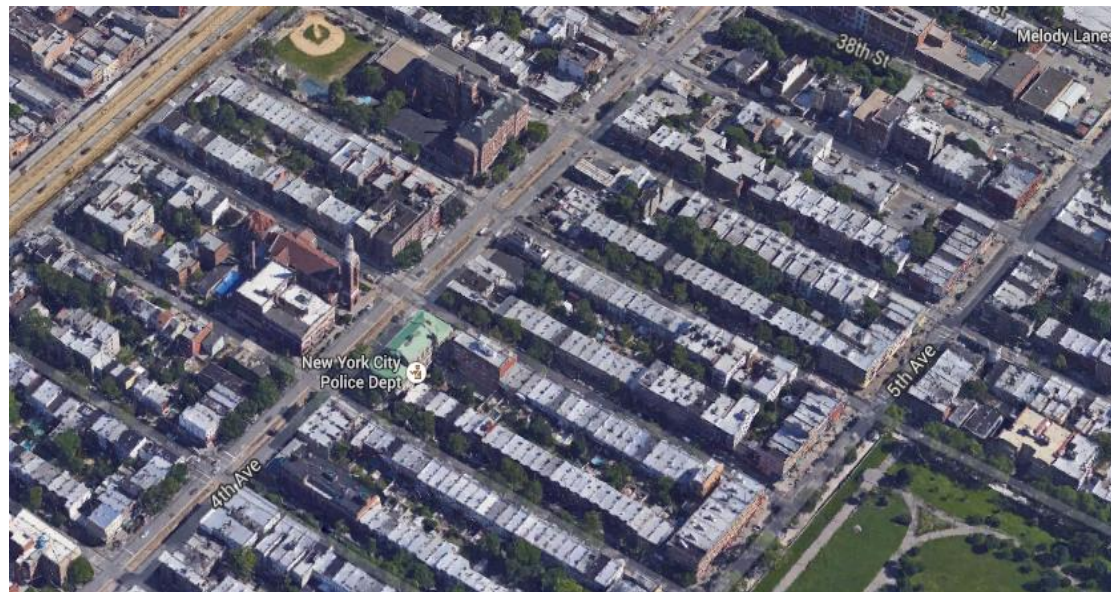
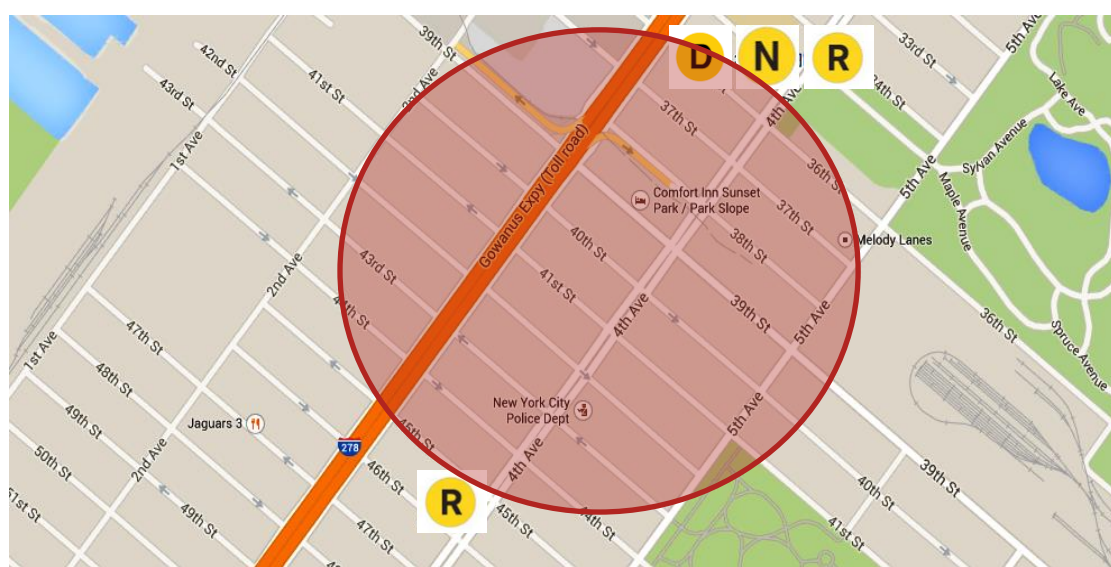
Prime Sunset Park Conversion Project For Sale

Accepting Offers

PROPERTY OVERVIEW & HIGHLIGHTS

- The subject property are two contiguous buildings with a combined square footage of approximately 24,000 SF. The deal comes with plans for the conversion of two buildings into a residential development.
- The buildings are located in close proximity to the D, N & R train, surrounded by various restaurants, bars, cafes and shops as well as the neighborhood's namesake, Sunset Park.
- Sunset Park is a largely diverse Brooklyn neighborhood on the cusp of experiencing an intense revitalization. While still largely industrial in nature, Sunset Park is closely following the same changes we're seeing in Bushwick and Gowanus.
- The properties' size and location coupled with creative plans for a much needed new development makes this an attractive deal with upside.

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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