

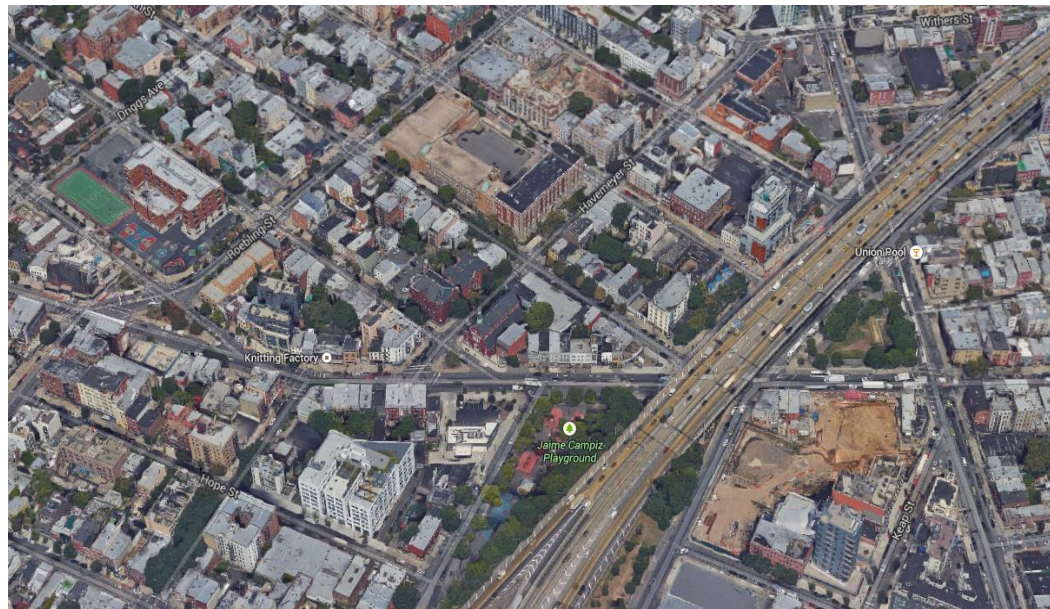
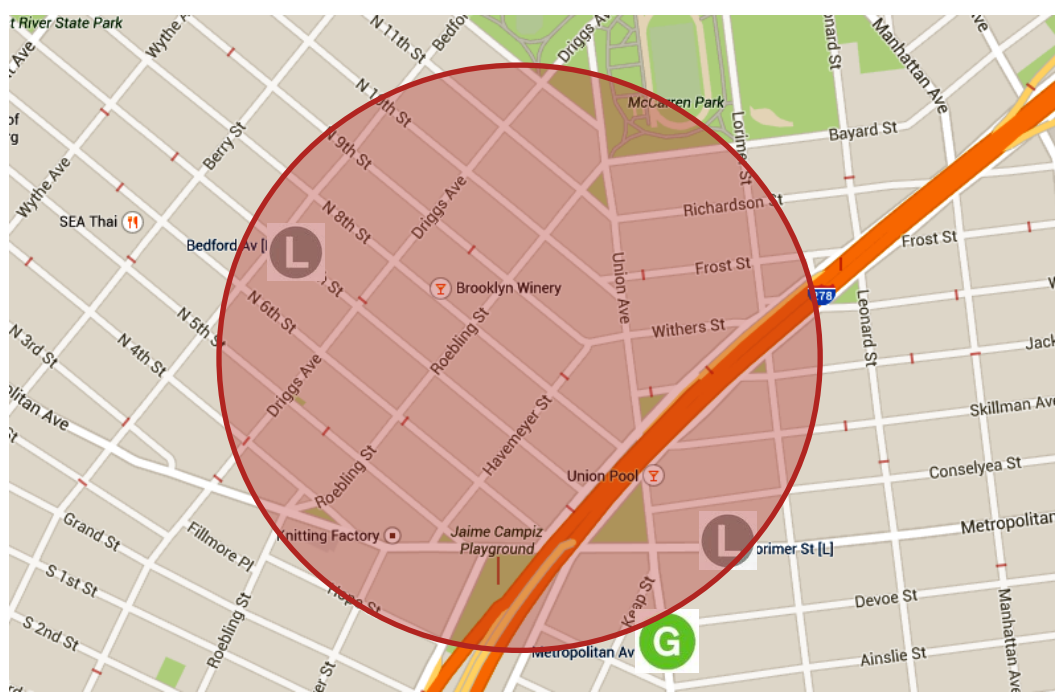
Prime N. W'Burg Commercial Building w/ Development Options For Sale

\$16,000,000

PROPERTY OVERVIEW & HIGHLIGHTS

- The subject property is a 100' x 100' lot, improved with an aggregate of nearly 30,000 sq. ft. Existing structures consist of one five-story building, having upper floor and rooftop views of Manhattan and a second one-story building that may be demolished to add its floor area as additional floor(s) to the five-story building, plus full basement and on-site parking or garden area. Passenger/freight elevator, automatic sprinkler system with central station monitoring, heavy power (including three-phase) and gas. Residential use permitted as of right under the Zoning Code.
- The property is within walking distance to the L & G trains at the Metropolitan Ave. and Lorimer St. stations making transportation in and out of the city a breeze. Additionally, the site is within walking distance to McCarren Park.; a 35 acre, urban oasis treasured by the residents of both Williamsburg and Greenpoint.
- Development opportunities in North Williamsburg are a rare site and the subject property is no exception. This is a unique investment property, a strong asset with tremendous upside and should not be overlooked.

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.



S. David Behin, Esq.
Partner & President
MNS | Investment Sales & Advisory
sdb@mns.com 212.475.9000

Joe Rosales
Director of Investment Sales
MNS | Investment Sales & Advisory
jmr@mns.com 212.475.9000

