PINNACLE REALTY
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



630 SACKETT STREET

BROOKLYN, NY 11217

Prime Gowanus Development Site/Warehouse For Sale

TYPE

Development / Warehouse

SQUARE FT. **22,800** RSF	ZONING **M1-4**
LOT SIZE **60x95**	PARCEL ID **434** BLOCK
ANNUAL R.E. TAXES **$24,000**	**21** LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

EXTERIOR



TAX MAP



PINNACLE REALTY
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34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

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Property Overview

This site is located in Gowanus, Brooklyn's prime location! Situated in the heart of this vibrant neighborhood, our site boasts an advantageous M1-4 zoning, perfect for an array of commercial and light industrial ventures. With a generous lot size measuring 60x95, and a favorable FAR of 4, you'll have an impressive total buildable area of 22,800 square feet at your disposal.

Presently housing a gym and dance studio, the existing one-story building spans 5,700 square feet. This incredible property, combined with its expansive lot and advantageous upzoning, presents an exceptional opportunity for versatile commercial development, providing a multitude of potential uses. Don't miss out on this exciting chance to make your mark in Gowanus!

ABOUT GOWANUS

Gowanus is a neighborhood in Brooklyn, New York, situated between Park Slope, Carroll Gardens, and Red Hook. The area is known for its industrial past and is home to the Gowanus Canal, Gowanus has undergone significant revitalization in recent years, with many old industrial buildings being converted into residential, commercial, and office spaces. The area is also well-served by public transportation, with several subway lines running through it.

FEATURES

- 5,700 Sq. Ft. Warehouse
- Lot Size: 60x95 Ft.
- 22,800 Buildable Sq. Ft.
- Real Estate Taxes: $24,000
- 15 Ft. Ceiling Height
- Delivered Vacant



TRANSPORTATION

R D N W — UNION ST/ 4TH AVE

BROOKLYN QUEENS EXPY

GOWANUS EXPY

HUGH L. CAREY TUNL

MTA Bus — B37: 3RD AVE/ RAUL VASQUEZ JR. PL

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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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