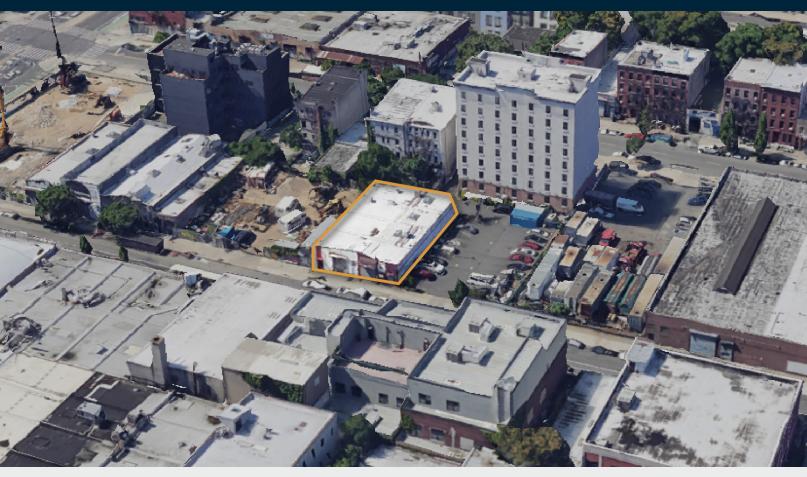




**FOR SALE** 



**630 SACKETT STREET** 

BROOKLYN, NY 11217

# **Prime Gowanus Development** Site/Warehouse **For Sale**

### **Development / Warehouse**

SQUARE FT. **22,800** RSF

M1-4

60x95

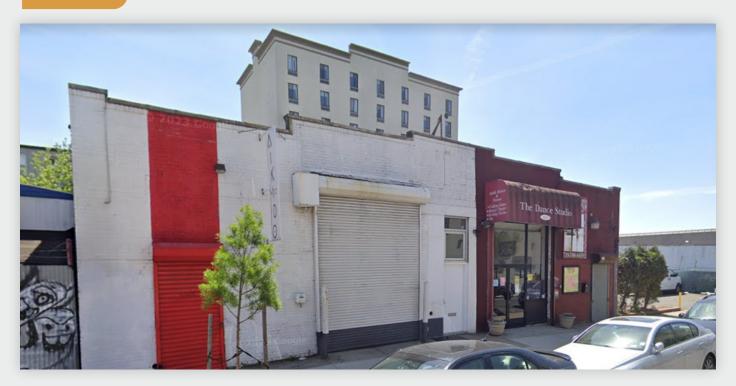
PARCEL ID

434

ANNUAL R.E. TAXES \$24,000

21

### EXTERIOR



### TAX MAP





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

#### 718-784-8282 / PINNACLERENY.COM

## **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.

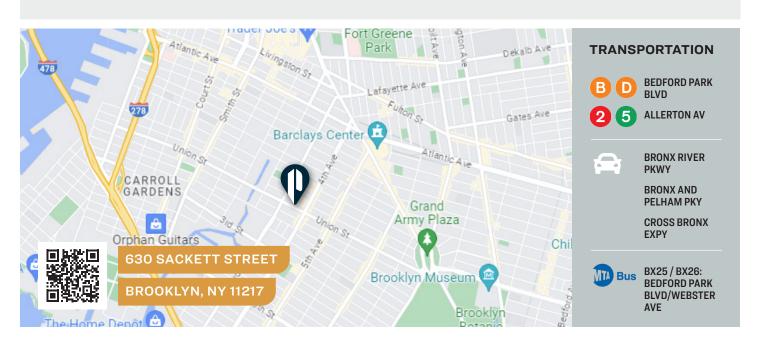
Presently housing a gym and dance studio, the existing one-story building spans 5,700 square feet. This incredible property, combined with its expansive lot and advantageous upzoning, presents an exceptional opportunity for versatile commercial development, providing a multitude of potential uses. Don't 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





34-07 Steinway Street, Suite 202 Long Island City, NY 11101 718-784-8282

pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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