

**SALE
PRICE
REDUCTION!**

**KALMON DOLGIN
AFFILIATES INC.**

101 RICHARDSON STREET
BROOKLYN , NEW YORK 11211
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**9 North 15th Street
Greenpoint
Brooklyn, NY 11222**

**NYC'S LEADING
INDUSTRIAL
& COMMERCIAL
BROKERAGE
SINCE 1904**

PROPERTY SPECS:

DIMENSIONS: 50 FT x 138.58 FT
BUILDING SF: 6,950 SF
CEILING: 15'
DRIVE IN: 2 (Street to Street)
ZONING: M1-2 **F.A.R.:** 2
CONSTRUCTION: Brick/Mill
ELECTRIC: 400 Amps
SPRINKLER: 100%
PROPERTY TAXES: \$28,575



EXCELLENT USER OR 1031 EXCHANGE PROPERTY



9 North 15th Street Greenpoint, Brooklyn, NY 11222

**SALE PRICE UPON
-REQUEST-**



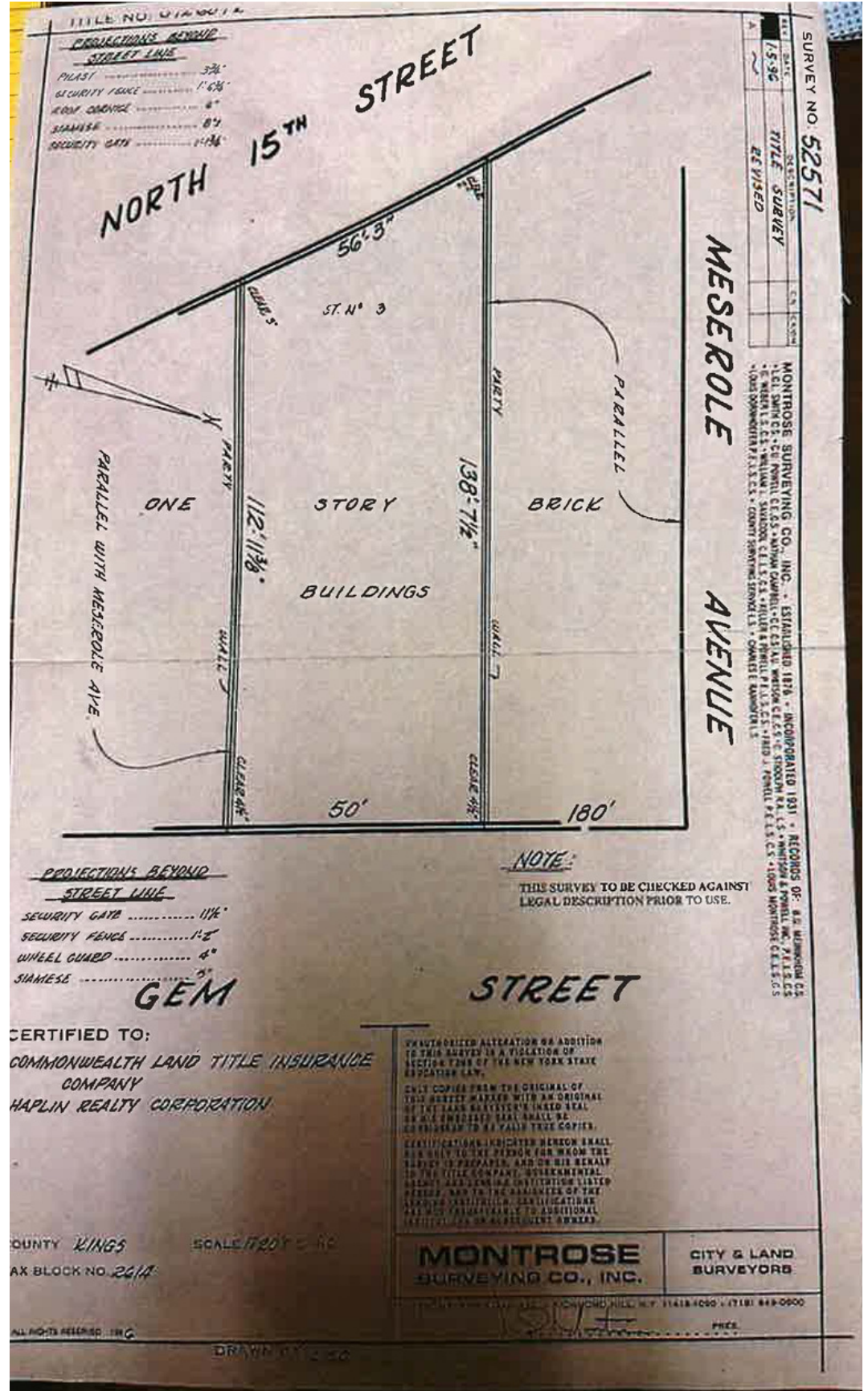
Kalmon Dolgin Affiliates, Inc has been retained on an exclusive basis to arrange the sale of 9 North 15th Street, located on the Greenpoint section of Brooklyn, NY.

PROPERTY DESCRIPTION:

9 North 15th Street is a single-story industrial warehouse located between Gem Street and Franklin Street on the border of Greenpoint and Williamsburg. The subject property is built full on an irregular 56.25 ft x 138.62 ft M1-2 zoned lot (Block: 02614 Lot: 0016). The existing building totals approximately 6,950 square feet and allows for an additional 6,950 square feet of unused development rights. The subject property is a block through from N 15th Street to Gem Street. The property has over 50 feet of frontage on both streets with high foot and vehicle transportation.

LOCATION:

9 North 15th Street is superbly located just seven blocks from the Nassau Avenue "G" subway station and approximately 1/2 mile from the Bedford Ave "L" station. Investors, developers, and users have the opportunity to purchase this existing warehouse and sizable development site in one of the most active investment neighborhoods in Brooklyn. The area sports an eclectic variety of restaurants, such as Westlight, Leuca, and Zenkichi Hotels such as William Vale, Wythe Hotel and The Williamsburg Hotel; as well as popular spots for after dinner recreation like Brooklyn Bowl, Brooklyn Barge.



**FOR A TOUR OR ADDITIONAL
INFORMATION
PLEASE CONTACT:**

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All information furnished regarding property for sale or rental is from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to error omissions, change of price rental or other conditions, prior sales, lease or withdraw without notice.

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**ADDITIONAL
-PHOTOS-**

