PRIME GOWANUS CONTRACTORS BUILDING AVAILABLE FOR SALE

355 Butler Street, Brooklyn 11217



Building Features

Primary Address: 355 Butler Street
Bldg SF: 5,457 SF (Irr)
Mezzanine: ~500 SF

2nd fl Office: 1,700 SF (H.V.A.C) Construction: Brick/ Block/ Steel

Block/ Lot: 407/38
Zoning: M1-4
Commercial F.A.R. 2

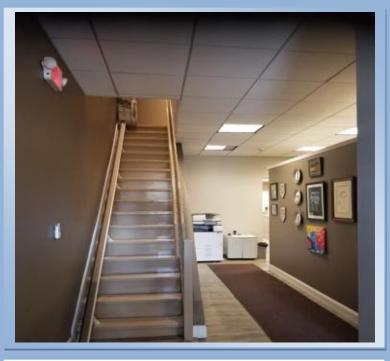
Stories: 2

Built: 1931 (Altered in 2000)

Taxes: \$18,510 Electric Service: 400 Amps

Ceiling Height: 14'

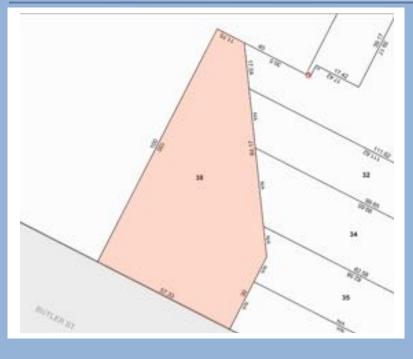
Heat: Gas Blowers



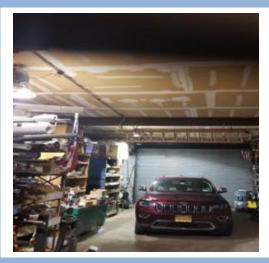
Kalmon Dolgin AFFILIATES INC.
INDUSTRIAL • COMMERCIAL REAL ESTATE
101 RICHARDSON STREET
BROOKLYN, NEW YORK 11211



For Information Contact Exclusive Broker
Bob Klein
347-390-1124
rklein@kalmondolgin.com









Draft Zoning Proposal: Industrial and Commercial

Purpose:

Support existing clusters of economic activity and promote development of new jobgenerating uses through increased industrial and commercial density and updated parking and loading regulations in key areas

Proposed Zoning:

M1(2), M1 (3), M1(4)

Goals Supported:

- Maintain the prohibition on residential use in certain areas, while promoting non-residential uses in new mixed-use developments where housing is appropriate
- Make off-street parking regulations more flexible, reduce unnecessarily high parking requirements and update bulk regulations.
- Connect businesses, property owners and nonprofits with programs, grants and services that support entrepreneurship, business growth and revitalization projects
- Encourage retention and reuse of key loft buildings

Conceptual Bulk Envelopes:









All information is from sources believed reliable, not independently verified, and thus subject to errors, omissions, and modifications such as price, listing, square footage, rates and commissions. All information, including market assumptions and conditions, are subject to change, and the changes could be material. KDA makes no express or implied representations or warranties, as facts and results may vary materially from all information, estimates and projections. This communication contains information that is confidential, intended only for the named recipients. If received in error, please do not read, distribute or disclose, but delete, destroy and notify the sender