

# PRIME GOWANUS CONTRACTORS BUILDING AVAILABLE FOR SALE

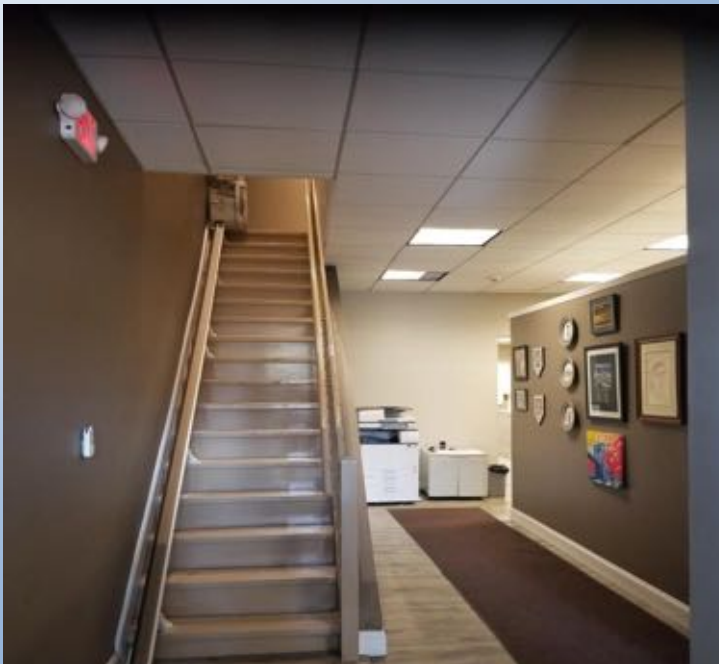
355 Butler Street, Brooklyn 11217



## Building Features

Primary Address:	355 Butler Street
Bldg SF:	5,457 SF (Irr)
Mezzanine:	~ 500 SF
2 <sup>nd</sup> 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

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

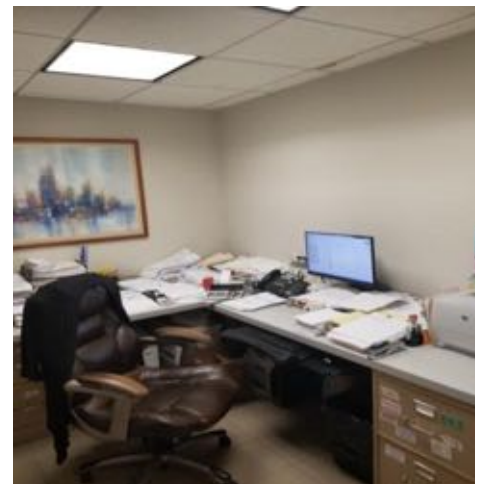
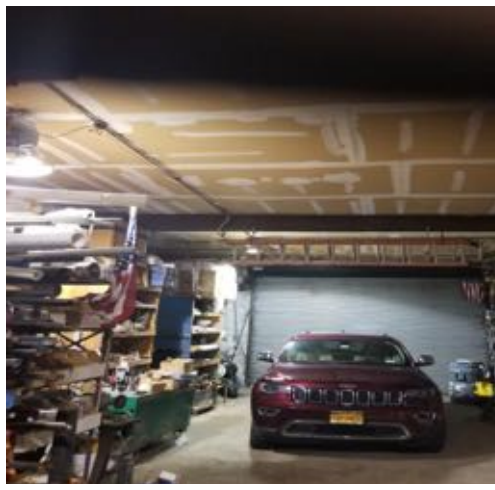
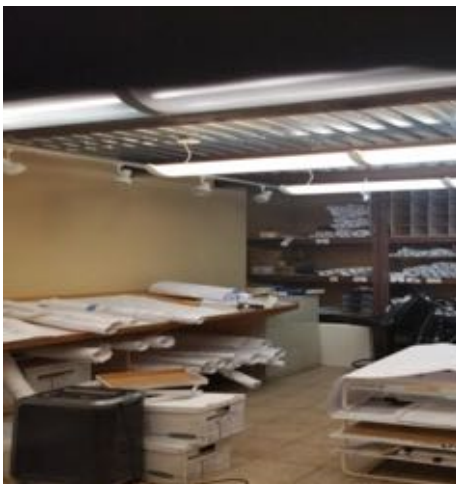


**Kalmon Dolgin AFFILIATES INC.**

INDUSTRIAL • COMMERCIAL REAL ESTATE

101 RICHARDSON STREET  
BROOKLYN, NEW YORK 11211





## Draft Zoning Proposal: Industrial and Commercial

### Purpose:

Support existing clusters of economic activity and promote development of new job-generating 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:

