



Kalmon Dolgin
AFFILIATES INC.

21
Division Place
Greenpoint, Brooklyn, NY 11222



SALE PRICE:
\$3,900,000

LEASE PRICE:
\$13,000 / MO

Kalmon Dolgin Affiliates presents 4,060 SQ. FT. for sale or lease in a newly constructed 2-story mixed use building, in the Greenpoint neighborhood of Brooklyn. 4,060 SQ. FT. gross total, with a 2,000 SQ. FT. roof deck. Ideal usage as commercial space, office, art gallery/studio, artist workshop, flex space for events, or retail.

PROPERTY FEATURES:

4,060 GROSS TOTAL SQ. FT.
2,210 SQ. FT GROUND FLOOR // 1,850 SQ. FT SECOND FLOOR
2 LARGE DRIVE-IN DOORS
PASSENGER ELEVATOR TO 2ND FLOOR & ROOFDECK
OVER 2,000 SQ. FT OF USEABLE ROOF DECKS
HIGH CEILINGS
HANDICAP BATHROOMS
BRAND NEW CONSTRUCTION
CORNER LOCATION
INDUSTRIAL/COMMERCIAL TAX ABATEMENT

FOR MORE
INFORMATION & INSPECTION
CONTACT EXCLUSIVE BROKER:
FRED RUFRANO
347-390-1127
FREDKDA@YAHOO.COM



101 RICHARDSON ST. | BROOKLYN, NY 11211

718.388.7700

WWW.KALMONDOLGIN.COM

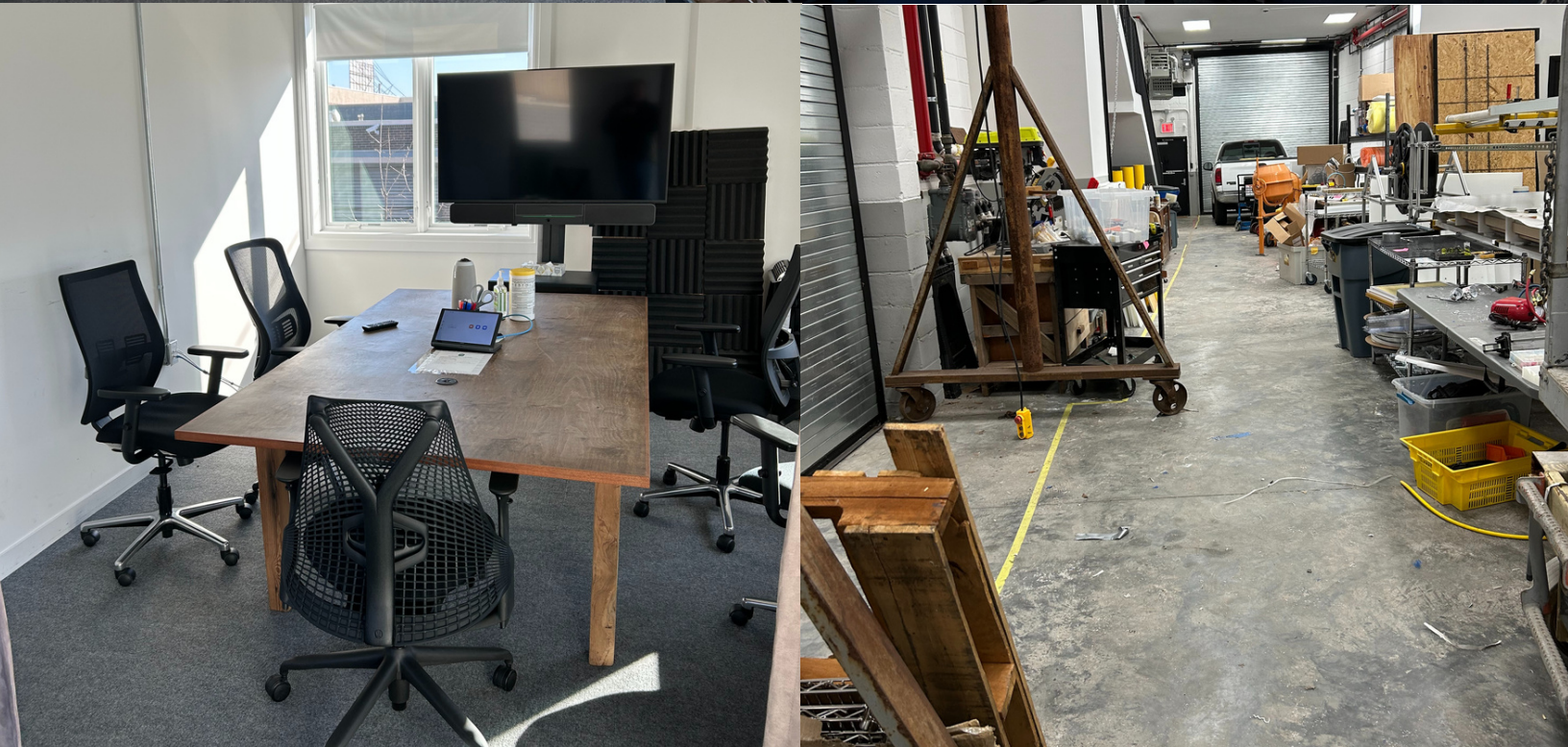
All information furnished regarding property for sale or rental is from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to error omissions, change of price rental or other conditions, prior sales, lease or withdraw without notice.



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ADDITIONAL PHOTOS



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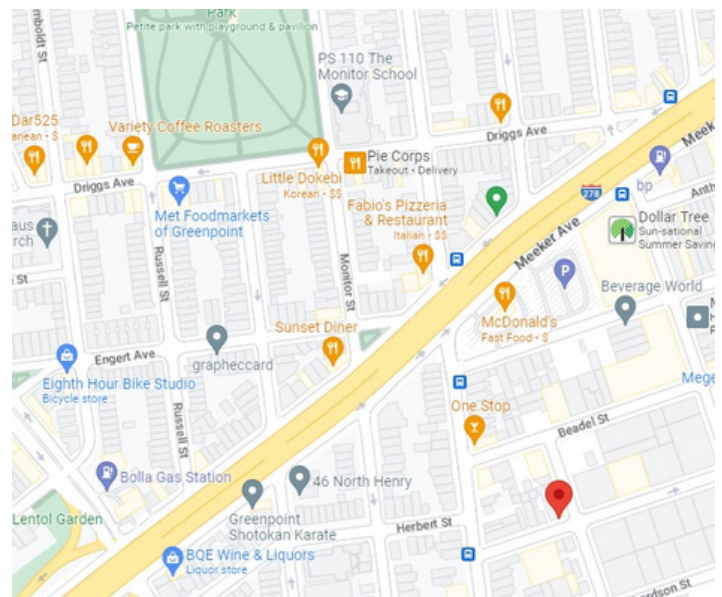


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Located on Division Place off Morgan Ave. in Greenpoint, Brooklyn bordering Williamsburg and Long Island City, Queens. Easy access to L train at Graham Ave. & BQE. Area is known for a growing population of young professionals drawn to tree-lined streets and the family friendly atmosphere. This mixed residential and industrial community features a thriving commercial district on Manhattan Ave, as well as access to large green space at McCarren Park.



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