



**Kalmon Dolgin**  
AFFILIATES INC.

**461 20TH ST.**  
**GREENWOOD HEIGHTS**  
**BROOKLYN, NY 11215**

**6,000 SF**  
**COMMERCIAL FOR SALE**



Kalmon Dolgin Affiliates has been retained on an exclusive basis to handle the sale of 461 20th Street; a vacant 6,000 SF industrial building located on the north side of 20th Street between 8th and 9th Avenues. This flex space subject has the potential to be converted into office, restaurant, art gallery or creative space. The property was recently improved with a renovated mezzanine, full kitchen, office, roof deck, two skylights, 1 full bathroom and 2 half bathrooms. Zoned M1-1, the property has 5,000 SF of ground floor space with 1,000 SF of 2nd Floor lounge / Living space complete with full bathroom and kitchen one curb cut allows easy access to the building's interior space.

## **PROPERTY FEATURES:**

5,000 SF GROUND FL  
1,000 SF SECOND FL  
1 LARGE DRIVE IN DOOR  
COLUMN FREE 16' CEILING HEIGHT  
SKYLIGHTS, FULLY SPRINKLERED, FULL HVAC  
LOT DIMENSIONS: 50' X 100'  
BLOCK / LOT: 888 / 59  
ZONING: M1-1 // FAR: 1.00  
TAXES: \$37,000 YR

**FOR MORE INFORMATION CONTACT**  
**ROBERT KLEIN**

**LICENSED REAL ESTATE ASSOCIATE BROKER**  
(OFFICE) 347-390-1124  
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[RKLEIN@KALMONDOLGIN.COM](mailto:RKLEIN@KALMONDOLGIN.COM)



101 RICHARDSON ST. | BROOKLYN, NY 11211

718.388.7700

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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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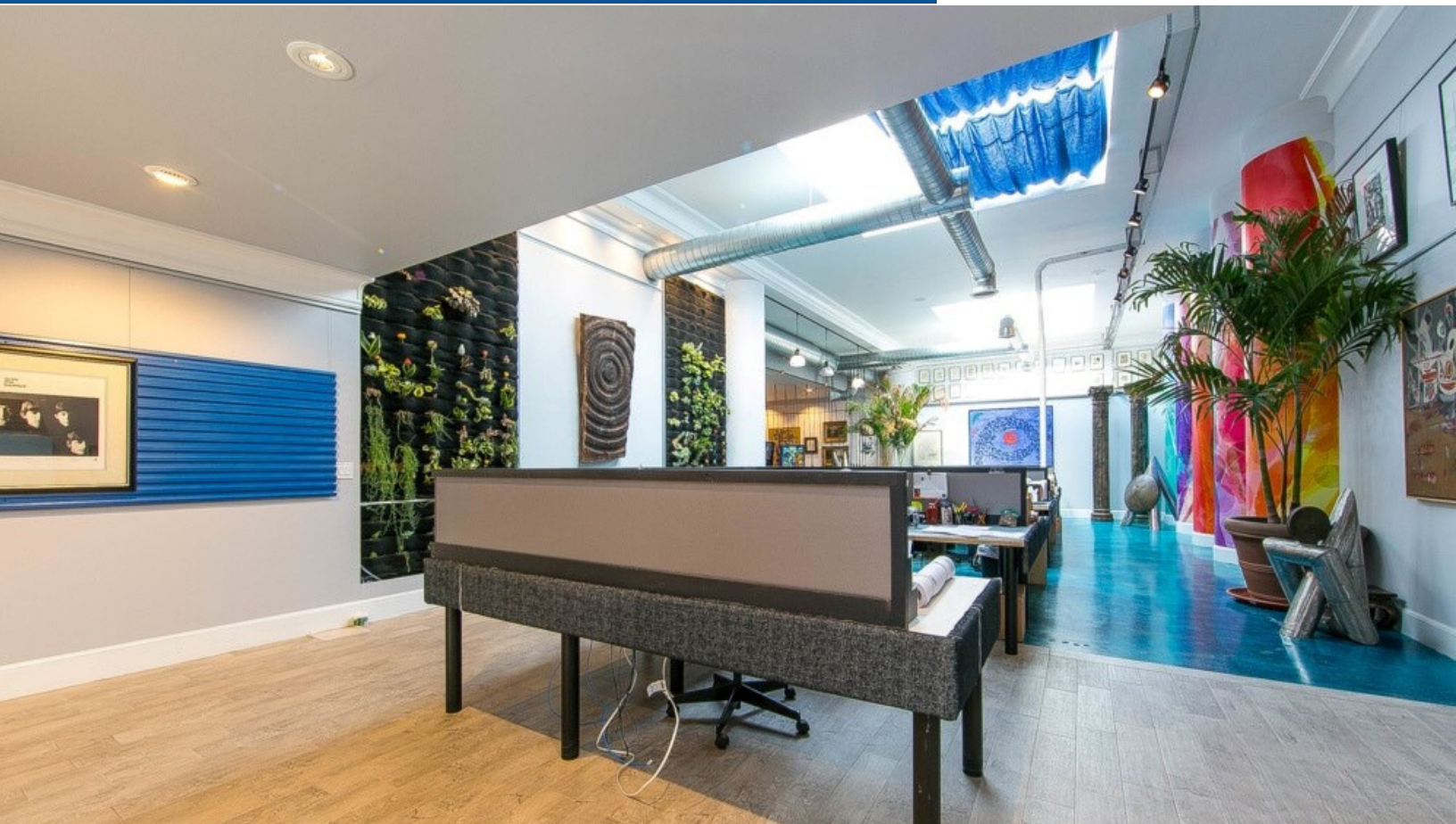
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Located in one of Brooklyn's most desirable neighborhoods, Prospect Park is a few blocks away. The Greenwood Park Beer Garden, one of the neighborhoods biggest attractions, is located right around the corner. The subject is conveniently located 8 blocks from the 15th Street/Prospect Park [F, G] train station and in close proximity to the BQE, offering quick and easy access to Downtown Brooklyn and Manhattan in approximately 20-25 minutes.

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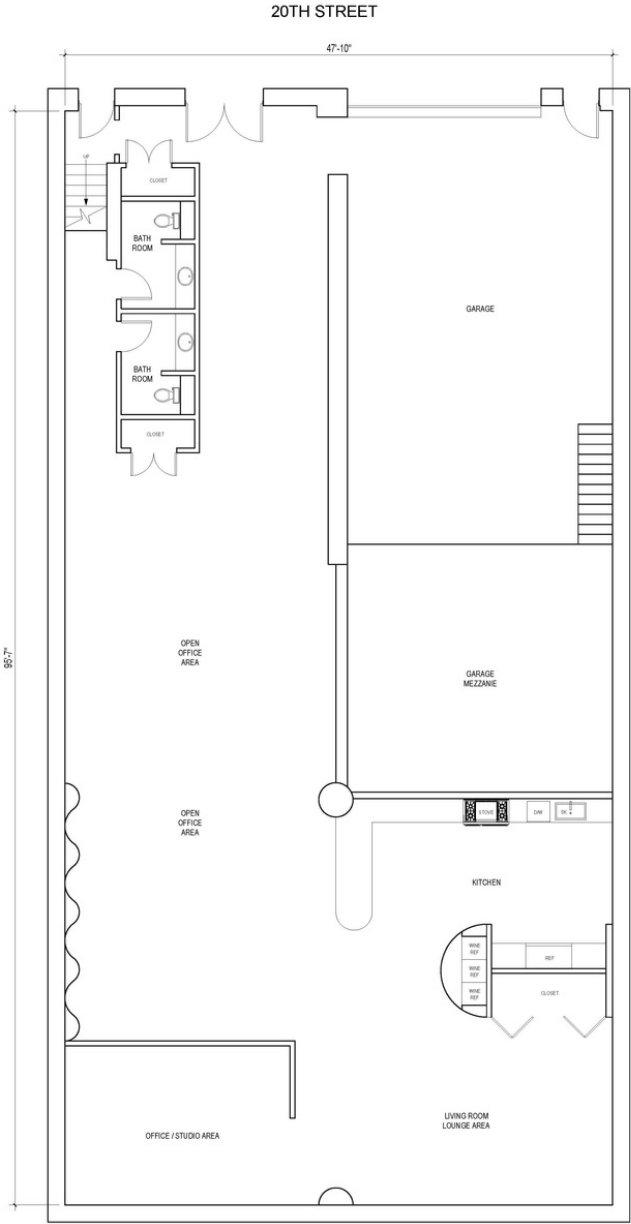
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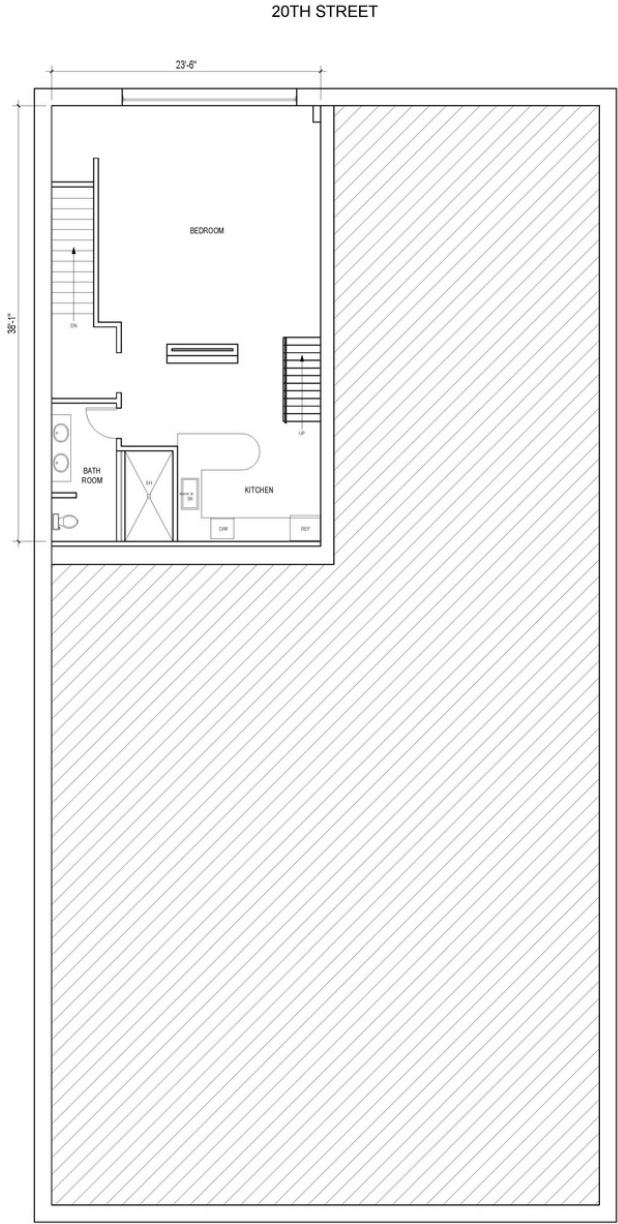
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**FLOOR PLAN**



FIRST FLOOR



SECOND FLOOR

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