

PRICE REDUCTION



**INDUSTRIAL -
COLD STORAGE**

3,500
Above Grade SF

25'
Ceiling Heights

**GREENWOOD
HEIGHTS**
Neighborhood

**OPPORTUNITY
ZONE**

PROPERTY INFORMATION

Block / Lot	685 / 66	
Lot Dimensions	25' x 100.17'	
Lot Size	2,504	Sq. Ft. (Approx.)
Building Dimensions	25' x 100'	
Stories	2	
Above Grade SF	3,500	Sq. Ft. (Approx.)
Below Grade SF	1,625	Sq. Ft. (Approx.)
Total Building Size	5,125	Sq. Ft. (Approx.)
Zoning	R6B	
FAR	2.00	
Buildable Area	5,009	Sq. Ft. (Approx.)
Air Rights	None	
Tax Class	4	
Assessment (24/25)	\$207,900	
Real Estate Taxes (24/25)	\$22,021	

PROPERTY DESCRIPTION

- 25' x 100.17' warehouse with a curb cut and drive-in loading dock. The ground floor is 2,500 SF, 1,500 SF of which is a cold storage room with 25' ceilings. The 2nd Floor is 1,000 and used for office space.
- The Cold Storage unit can be set as low as 27° and has a racking system in place that can store up to 170 4.5' high pallets
- Located in a qualified Opportunity Zone
- 2-minute walk from the 36th Street D/N/R train station, the B63 & B70 bus stops and only 5 blocks from the Gowanus Expressway 39th Street entrance
- Nearby businesses and attractions include Industry City, Liberty View Industrial Plaza and Costco Wholesale

Please contact our office for additional information.

PRICE REDUCTION

~~ASKING PRICE: \$2,290,000~~
ASKING PRICE: \$1,999,888

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Stephen Vorvolakos x25
svorvolakos@arielpa.com

212.544.9500
arielpa.nyc

For Financing Info

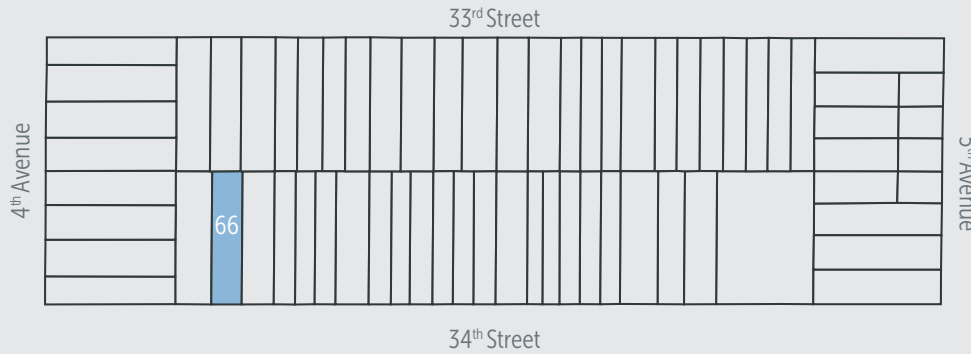
Matthew Dzbanek x48
mdzbanek@arielpa.com

197 34TH STREET, BROOKLYN, NY 11232

Multi-story Warehouse with Cold Storage, 25' High Ceilings | **FOR SALE**



North side of 34th Street, between 4th Avenue and 5th Avenue



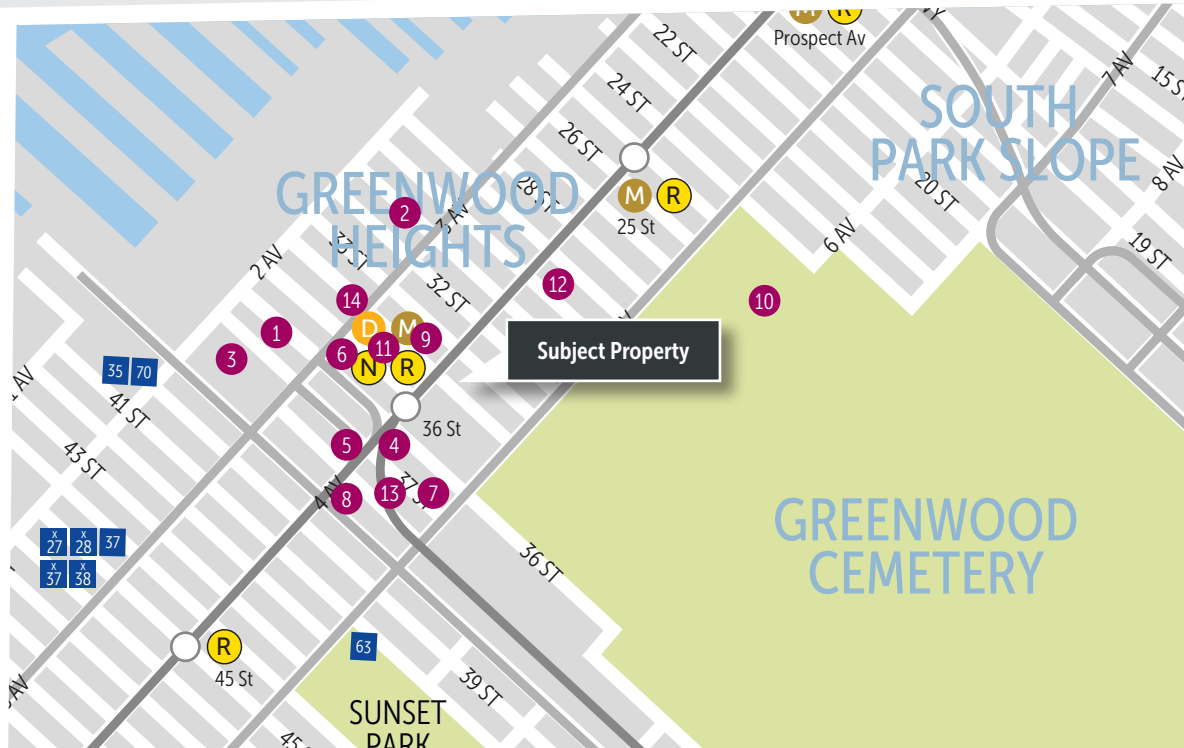
685
Block

66
Lot

25' X 100.17'
Lot Dimensions

2,504
Lot Area SF

- 1 Industry City
- 2 Liberty View Industrial Plaza
- 3 Costco Wholesale
- 4 Lioni's Famous Italian Heroes
- 5 McDonald's
- 6 Dunkin'/Baskin Robbins
- 7 Melody Lanes Bowling
- 8 TD Bank
- 9 Brooklyn Fitness
- 10 Greenwood Cemetery
- 11 Sunset Park High School
- 12 P.S. 172
- 13 P.S. 024
- 14 D'Emic Playground



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