

# FULLY VACANT 7 UNIT Brick Building! Exceptional Investment Opportunity!

565 Union St, Brooklyn, NY 11215

## \$3,799,000



Magdalena Sliwa  
Licensed Real Estate Salesperson



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Disclaimer: All Information provided is deemed reliable, but is not guaranteed and should be independently verified.



**This FULLY VACANT 7 UNIT solid brick building** is an exceptional investment opportunity located in a highly desirable Gowanus neighborhood, right between Park Slope and Carroll Gardens! With the building being FULLY VACANT, it offers tremendous potential for a Substantial Rehabilitation program, allowing you to maximize the value of each unit and bring them to the current market value. The property can be converted to rental or condo building. Please consult your own architect. The surrounding area is undergoing significant development, with new luxury projects transforming the neighborhood into one of Brooklyn's most sought-after areas. This vibrant area is also well-served by convenient access to restaurants, shops, markets, and public transportation, ensuring easy connections throughout the city. Only 4 short blocks to Whole Foods, 0.5 mi to Carroll St F, G train station, 1 mi to Atlantic-Barclays Center, and 2 short blocks to Thomas Greene Playground. The building features:

- 1st Floor: Spacious 3 Bedroom, 1 Bath unit w/ access to the Backyard
- Floor 2, 3 and 4: Six 1BR/1BA apartments (front & rear layouts)
- High ceilings, windows in every room, SS appliances in some units
- Full unfinished basement (size of the building) and a private backyard
- Each unit is individually metered for heating

Lot: 25 x 90 ft

Building: 25 x 45 ft

Zoning: M1-2

FAR: 2; MAX FAR: 4

Unused FAR (air rights) - 4,500 SF

Taxes: \$11,727.40/Yr

**Don't miss this rare opportunity to capitalize on a rapidly growing neighborhood with immense upside potential!**



Bedrooms	9
Bathrooms	7
Year built	1920
Building	4,500 Sq. Ft.



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