

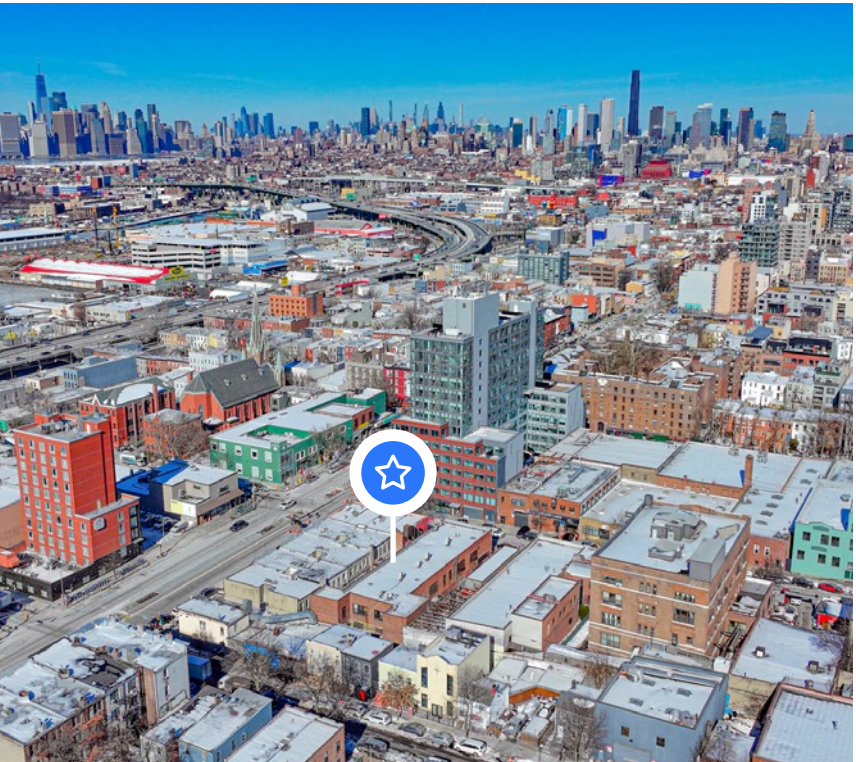
# MATTHEWS™



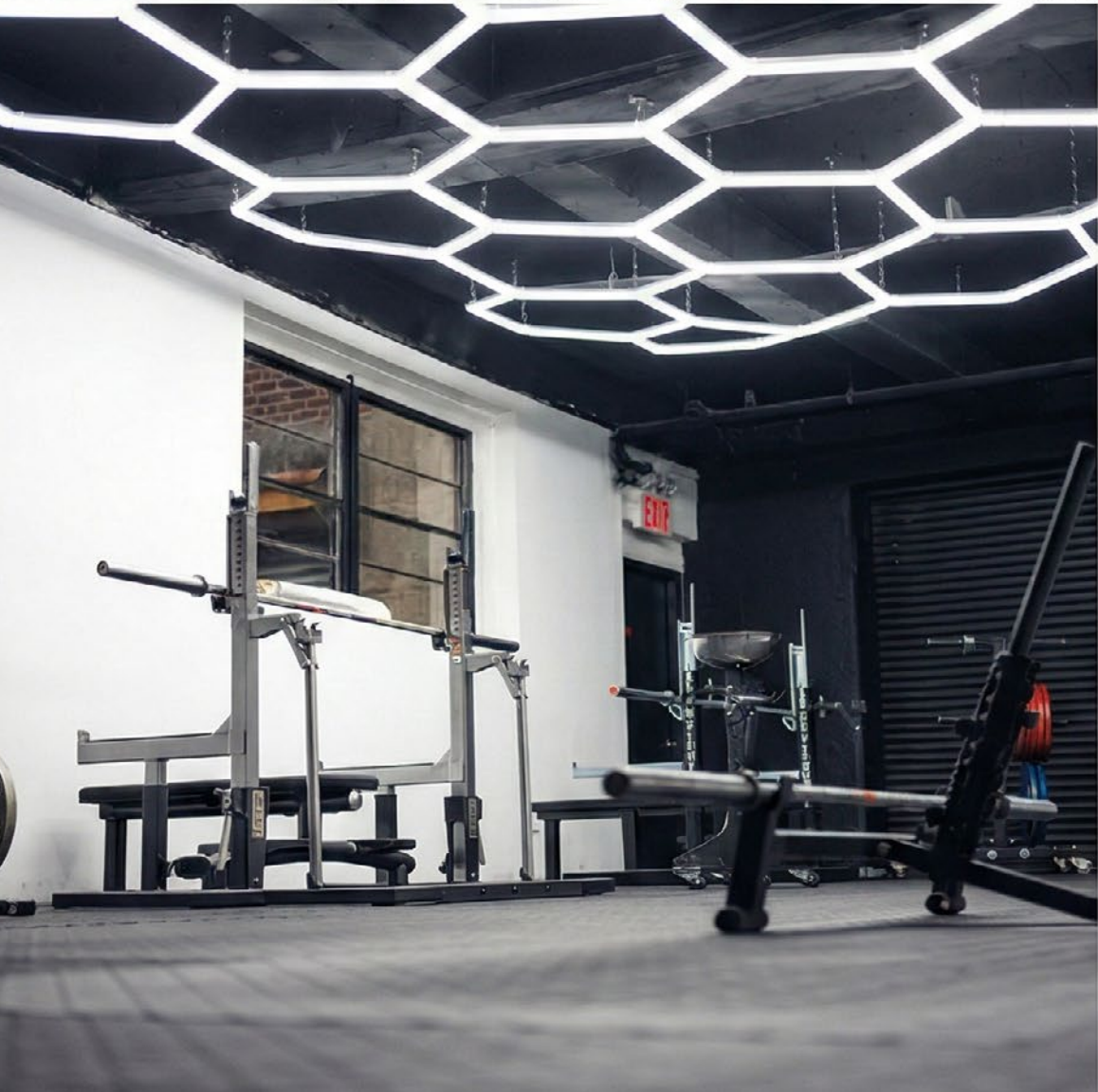
## 204 25th Street

Brooklyn, NY 11216

Commercial Owner-User Investment Opportunity | Offering Memorandum







# The Opportunity

**\$5,500,000**  
(\$390 / SF)  
List Price

**Commercial Owner-User**  
Opportunity

**±14,084**  
Square Footage

**40' x 152' (Irreg.)**  
Building Dimensions

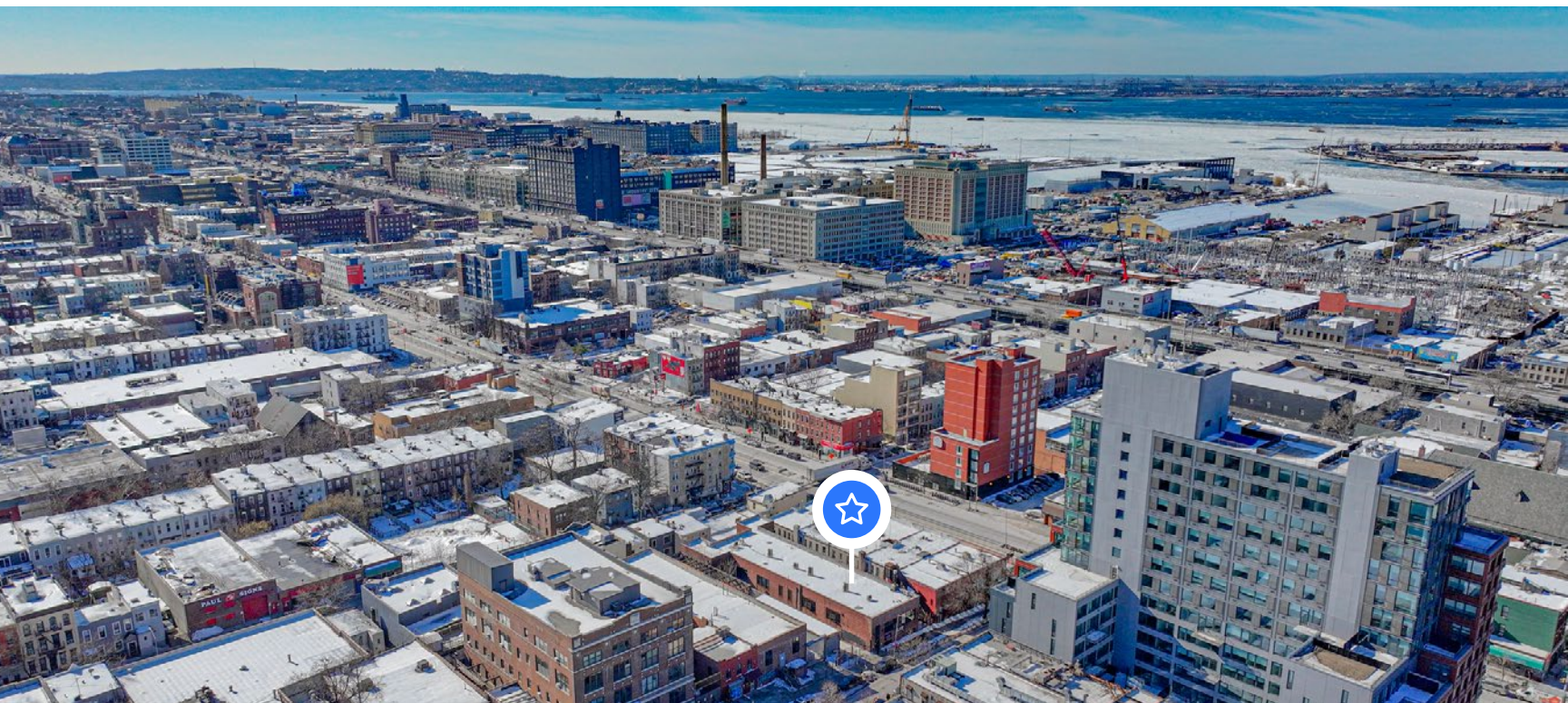
**D, N, R Trains**  
Subway Accessibility

**50% Vacant (Fl 2)**  
Occupancy

**M1-1D | 1.00**  
Zoning | FAR

**64' x 151' | ±10,397 SF**  
Lot Size

**Class 4 | \$73,859**  
Taxes: '25-'26



# Investment Highlights

## First Floor

- **Occupied & Cashflowing:** The first floor is currently occupied through 2029 by Elite Barbell, a successful gym, paying \$14,000/mo with 3% annual increases.
- **Fitness Center Buildout:** currently equipped with HVAC, 400 Amps of electrical power, ADA compliant restrooms and showers, concrete floors, large rollup gate, driveway for loading, and large rear yard.

## Second Floor

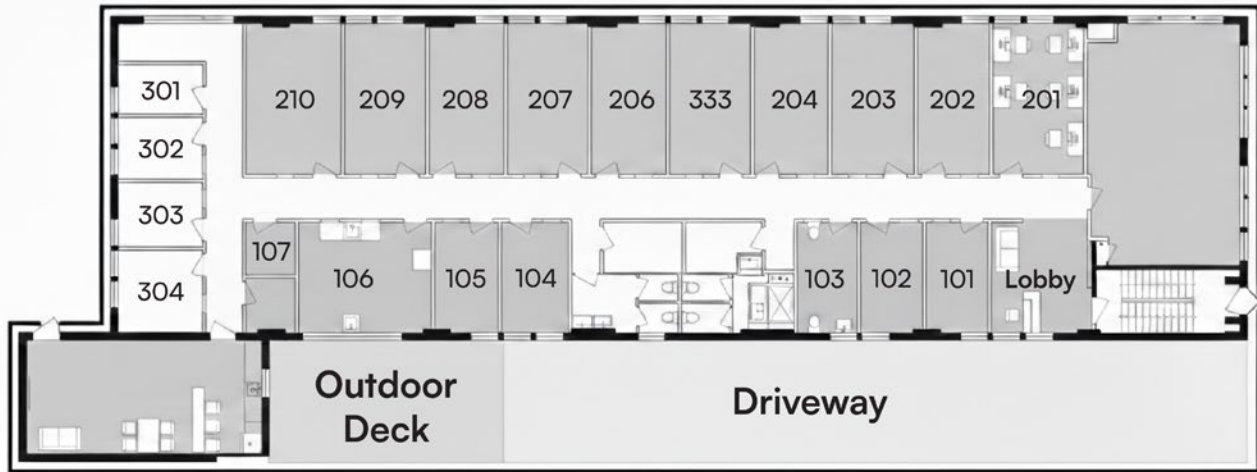
- **Owner User Potential:** The second floor will be delivered vacant, with approx. 7,050 SF of space ready either for occupancy by an owner-user, or lease-up by a commercial investor.
- **Shared Office Buildout:** currently equipped with HVAC, ADA compliant restrooms, polished concrete floors, driveway for loading and deliveries, outdoor deck, conference rooms, and shared kitchen space.

## Transportation Accessibility

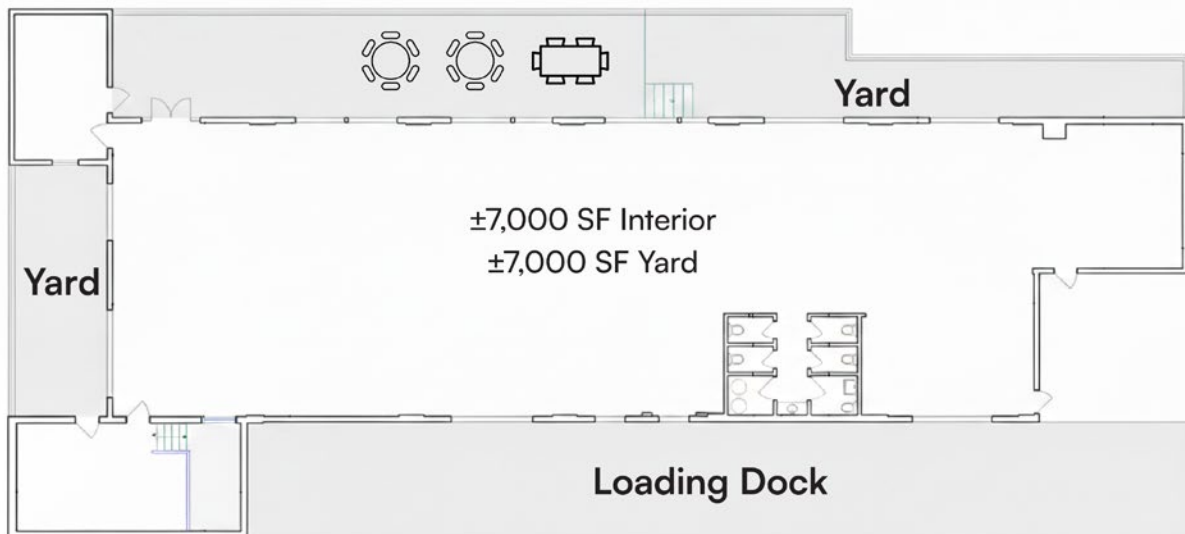
- 100 feet from the R train entrance at 25th Street
- 9 blocks to D, N, R trains entrance at 36th Street
- 15' driveway on the east side of the building



# Floorplan



Upper Floor Plan



Lower Floor Plan

# Transportation Map



# Tax Maps



# Neighborhood Overview



## South Slope | Brooklyn, NY

### Location Overview

204 25th Street is located in Brooklyn's Greenwood Heights/South Slope area within ZIP code 11232, positioned between the industrial waterfront of Sunset Park and the residential brownstone blocks of Park Slope. The neighborhood blends historic rowhouse streets with converted loft buildings and light industrial properties, reflecting its transition from a manufacturing corridor to a mixed-use residential and creative district. Proximity to the Gowanus Canal, Industry City, and Prospect Park places the property in a strategically evolving section of western Brooklyn that benefits from both neighborhood-scale amenities and regional connectivity.

### Landmarks & Points of Interest

- **Green-Wood Cemetery** — A National Historic Landmark and 478-acre landscaped cemetery offering historic architecture, public events, and skyline views.
- **Industry City** — A 6-million-square-foot mixed-use complex featuring creative offices, retail, dining, and artisan spaces along the Brooklyn waterfront.
- **Prospect Park** — Brooklyn's flagship 526-acre park designed by Frederick Law Olmsted and Calvert Vaux, offering extensive recreational and cultural amenities.
- **The Bell House** — A well-known performance venue hosting concerts, comedy, and community events in the Gowanus/South Slope area.
- **Gowanus Canal** — A federally designated Superfund site undergoing long-term environmental remediation and waterfront redevelopment planning.

# | Neighborhood Overview

## Residential Market Overview

South Slope and Greenwood Heights are characterized by a mix of 19th- and early 20th-century brownstones, limestone townhouses, walk-up apartment buildings, and newer condominium developments. The area attracts a diverse population of families, young professionals, and creative-sector residents drawn by comparatively lower pricing than prime Park Slope while maintaining proximity to Prospect Park and strong public schools. Residential pricing has steadily appreciated over the past decade, supported by neighborhood retail growth and improved infrastructure, though it remains more attainable than adjacent Park Slope submarkets.

## Development Market Overview

The broader 11232 corridor has experienced steady reinvestment driven by rezoning initiatives, adaptive reuse of industrial buildings, and continued growth at Industry City. New mid-rise residential projects and boutique condominium developments have been introduced along Fourth Avenue and surrounding blocks, while portions of nearby Gowanus have undergone rezoning to allow higher-density mixed-use construction. Ongoing environmental remediation of the Gowanus Canal and infrastructure improvements continue to shape long-term redevelopment potential in the surrounding districts.

## Retail Market Overview

Retail activity is concentrated along Fifth Avenue, Seventh Avenue, and Fourth Avenue, where a mix of neighborhood-serving businesses, restaurants, cafes, and specialty shops support local demand. The area offers a balance of long-standing family-owned establishments and newer hospitality concepts catering to a growing residential base. Industry City further enhances the retail environment with destination dining, curated marketplaces, and experiential retail, contributing to increased foot traffic and regional draw.

## Transportation Snapshot

The property benefits from strong subway connectivity via the R train at 25th Street and the F and G trains at nearby stations along Ninth Street and Fourth Avenue, providing access to Downtown Brooklyn, Manhattan, and Queens. Multiple MTA bus routes serve the corridor, and Fourth Avenue offers direct vehicular access to the Brooklyn-Queens Expressway (I-278). The neighborhood's multimodal access supports commuter convenience while also serving as a logistical link between Brooklyn's waterfront industrial zones and residential neighborhoods.



DEPARTMENT OF BUILDINGS

ck BOROUGH OF Brooklyn, THE CITY OF NEW YORK  
 Date MAR 23 1966 No. 194349

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. ~~14539~~

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at  
 204/208 - 25th Street Block 655 Lot 10

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the south side of 25th Street distant 75 feet east from the corner formed by the intersection of 4th Avenue and 25th Street running thence south 37 feet; thence east 5'0" thence south 117'10 1/4" feet; thence east 69'3-3/8" feet; running thence north 151'1-1/8" feet; thence west 6'2" feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646e of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No.— Alt. 1762-1963 Construction classification— class 1  
 Occupancy classification— see occupancy below Height 1 stories, fireproof feet.  
 Date of completion— const. 3-11-66 Located in M 1 - 1 Zoning District.  
 at time of issuance of permit. plumb. 2-15-66

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: 958-65 BZ Adopted November and The City Planning Commission: 23, 1965 Bulletin 48 Vol. 50 } (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces \_\_\_\_\_  
 Off-Street Loading Berths \_\_\_\_\_

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Cellar	ground	2	storage
First	120	15	chemicals, compounding or packaging (Use Group 17B) including storage of alcohol (thirty (30) drums, manufacturing of combustible mixtures, flash point of final products to be between 100° and 182° degrees Fahrenheit. Also manufacturing of fruit extracts.
TOTAL:- AS STATED			

Performance Standards shall be complied with to conform to M-1 district.

FIRE DEPARTMENT APPROVAL DATED SEPTEMBER 3, 1965 - (sprinkler system)

# Due Diligence

## NYC Department of Buildings Property Profile Overview

<b>204 25 STREET</b>		<b>BROOKLYN 11232</b>		<b>BIN# 3009614</b>	
25 STREET	204 - 204	Health Area	: 4400	Tax Block	: 655
		Census Tract	: 101	Tax Lot	: 10
		Community Board	: 307	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s):	4 AVENUE, 5 AVENUE		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	NONE		
HPD Multiple Dwelling:	No		
Number of Dwelling Units:	0		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: K9-STORE BUILDING

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	<a href="#">Elevator Records</a>
<a href="#">Complaints</a>	11	0	<a href="#">Electrical Applications</a>
<a href="#">Violations-DOB</a>	18	17	<a href="#">Permits In-Process / Issued</a>
<a href="#">Violations-OATH/ECB</a>	5	2	<a href="#">Illuminated Signs Annual Permits</a>
This property has <b>1 open OATH/ECB</b> "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of correction must be filed on the ECB violations.			
<a href="#">Jobs/Filings</a>	1		<a href="#">Plumbing Inspections</a>
ARA / LAA Jobs	0		<a href="#">Open Plumbing Jobs / Work Types</a>
Total Jobs	1		<a href="#">Facades</a>
<a href="#">Actions</a>	3		<a href="#">Marquee Annual Permits</a>
			<a href="#">Boiler Records</a>
			<a href="#">DEP Boiler Information</a>
			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

OR Enter Action Type:

OR Select from List:

AND

# Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **204 25th Street, Brooklyn, NY, 11232** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

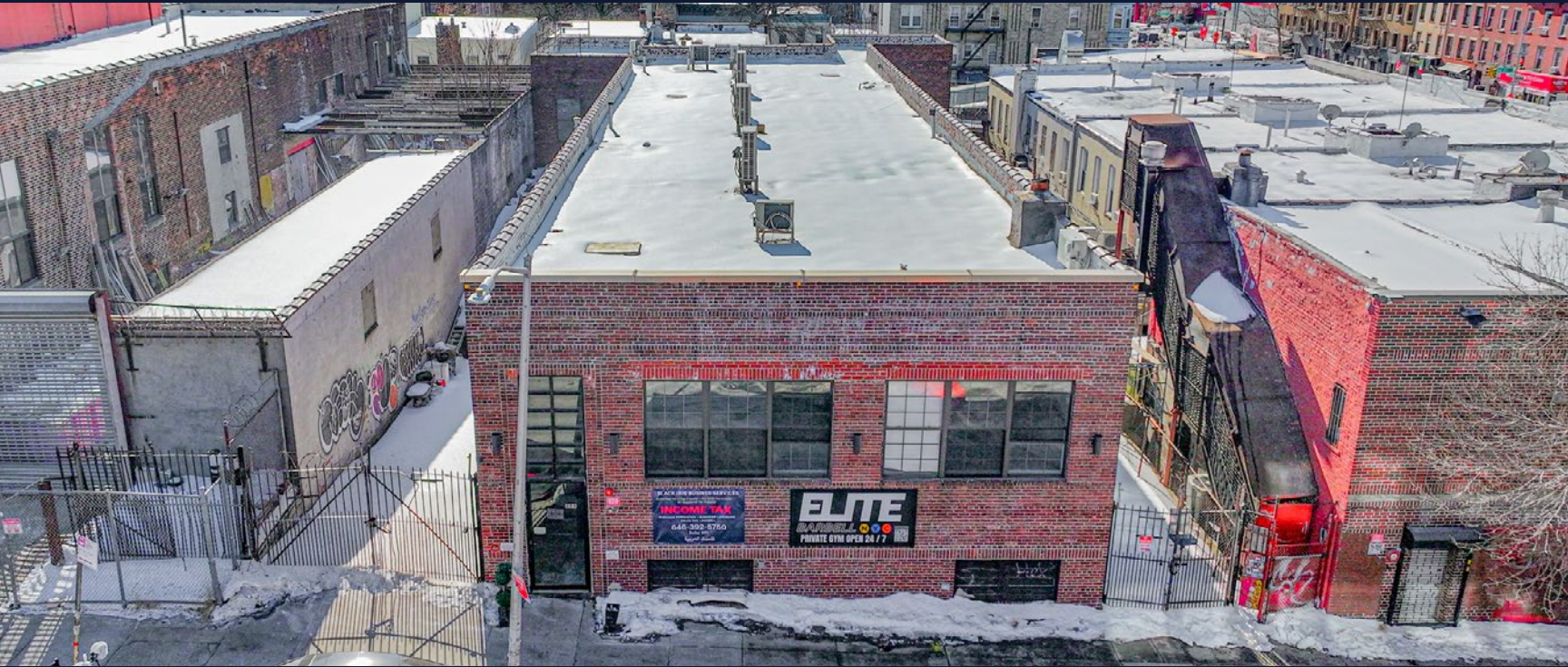
A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

# 204 25th Street

Brooklyn, NY 11232

Commercial Owner-User Investment Opportunity | Offering Memorandum



Exclusively Listed By



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Broker of Record

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# MATTHEWS™