



Kalmon Dolgin AFFILIATES INC.

**30 HAVENS PLACE
OCEAN HILL
BROOKLYN, NY 11233**

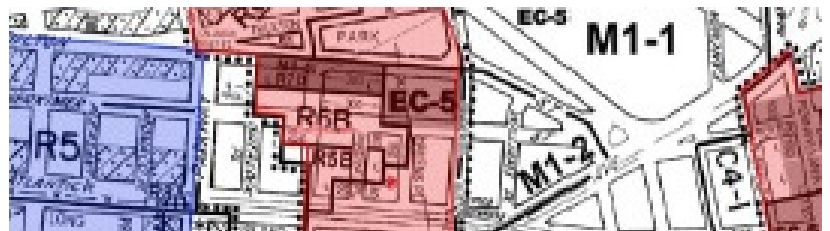
**-FOR SALE -
PRICE UPON REQUEST**



Kalmon Dolgin Affiliates has been retained on an exclusive basis to handle the sale of 30 Havens Place, an industrial building encompassing 20,000 SF located in the recently rezoned section of Ocean Hill. This site is zoned C4-5D which allows for a developer to build 4.2 FAR of approximately ~73,639 SF of mixed use of residential or commercial use.
The site is in MIH area hence the FAR jumps to 5.6 max for 98,186.82 SF for the lot.

BUILDING FEATURES:

- Building SF: 20,000 SF
- Lot Dim: 190.58 ft x 92 ft
- Building Dim: 92 ft x 122 ft
- Stories: 1
- Drive Ins: 1
- Ceiling Height: 11'
- Year Built: 1926
- Construction: Block & Steel
- Taxes: ~ \$73,211
- Commercial FAR: 4.2
- Zoning: C4-5D
- Opportunity Zone: Yes
- Fully Sprinklered
- New Steam Boiler Installed Oct 2022
- Roofing: Flat Roof
 - ½ replaced ~ 8 years ago
 - ½ replaced ~ 5 years ago



The Ocean Hill Neighborhood plan is a comprehensive Neighborhood plan to promote affordable housing preservation and development and to encourage economic development, create pedestrian Friendly- Streets, and invest in community resources to support long term growth and sustainability of Ocean Hill. The plan was developed through a robust community planning process, through close collaboration with residents and city official.

Ocean Hill is a neighborhood in Brooklyn (part of Brooklyn Community Board 16) bordering Bushwick, Bedford-Stuyvesant, Brownsville and Ocean Hill. Renovated brownstones and affordable rents, as well as plans for condominium development have been the primary driving forces behind the changing neighborhood landscape. Just a 2 block walk to the Broadway Junction subway hub makes the area an attractive location for many commuters.

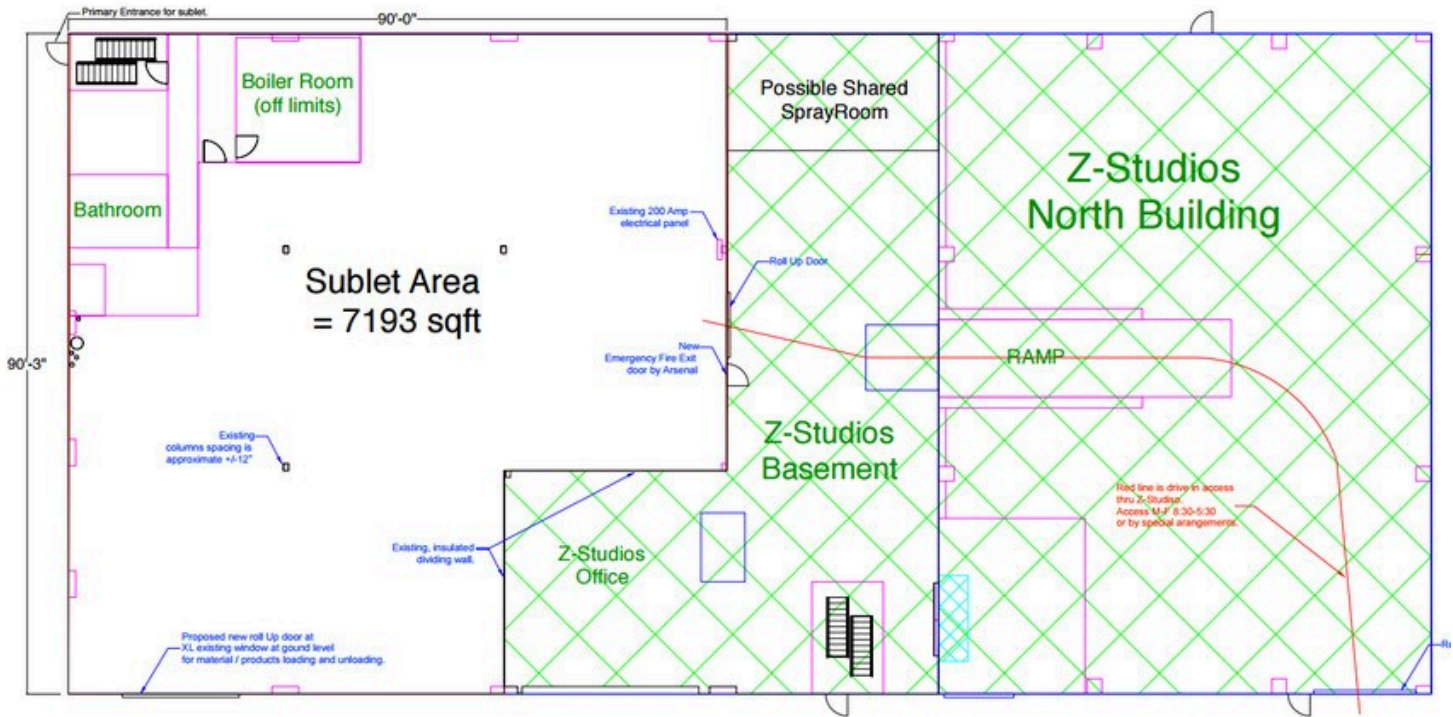


101 RICHARDSON ST. | BROOKLYN, NY 11211

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.



Tenant # 1 Mattress Company (Refurbish)

Lease term 8/1/2016- 8/1/2026
Occupancy- approx. 11,242 S.F.
Current annual base rent - \$114,926 - 3% annual increases

Tenant # 2 High End Architectural metal fabricator, with a sub tenant that is a high end interior wood fabricator.

Lease term 9/1/2016 - 10/31/2026
Occupancy approx. 17,000 S.F.
5 year option to extend lease at current market rental, but no less than \$190,719 (last lease year's base rent)
Landlord has option to terminate extension early for \$75K.
Current annual base rent- \$171,236- 2.8% annual increases.



**Landlord has option to terminate lease extension for tenant # 2 for \$75K.*

Both tenants pay pro- rata share of:

- Increase in real estate taxes over base year (2016/2017)- \$47,235.15
- Building insurance
- Heat
- Water
- Repairs other than roof and plumbing mains
- Electric is direct billed to each tenant

FOR MORE INFORMATION CONTACT

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