



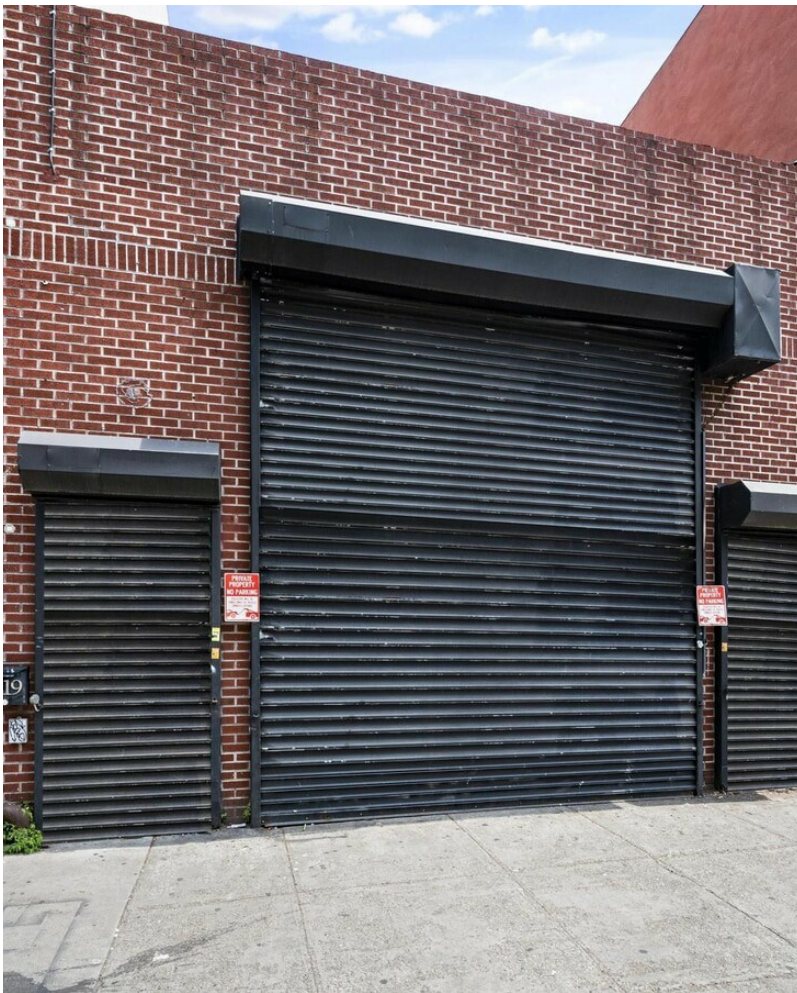
219 Bond St

219 Bond St, Brooklyn, NY 11217



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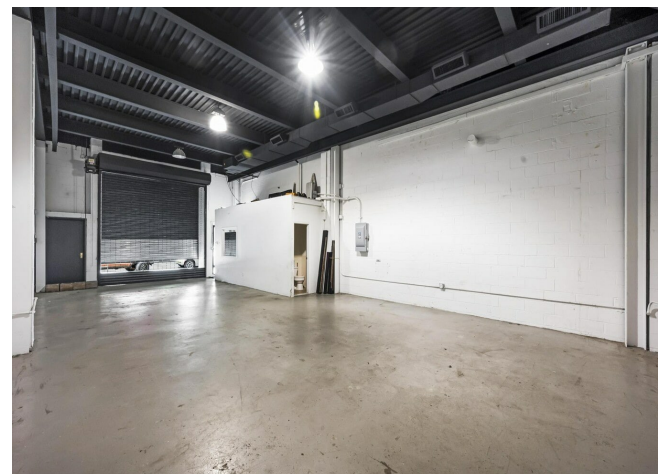
219 Bond St

\$1,399,000

Modern 2000's era 1250sq' (25'x50') warehouse/garage with steel infrastructure and tall ceilings; 18' to the steel crossbeams. Gas/electric fired HVAC installed in 2017.

Two bathrooms in great condition, one of which is private to the small office space. Two pedestrian entrances/egresses. 12'x12' electric drive in door. 200amp 3 phase electric panel. New roof. Gowanus is arguably the fastest developing neighborhood in all of NYC after the 2021 rezoning which dramatically increased allowable density. New developments are being finished in every direction and even more are in the planning phase. Buy now with a near certain guarantee of property value shooting skyward in the years to come. Estimated total allowable square footage under M1-4/R6A zoning to be 3750sq' in a mixed use development setting. Buyer to perform their own due diligence on development...

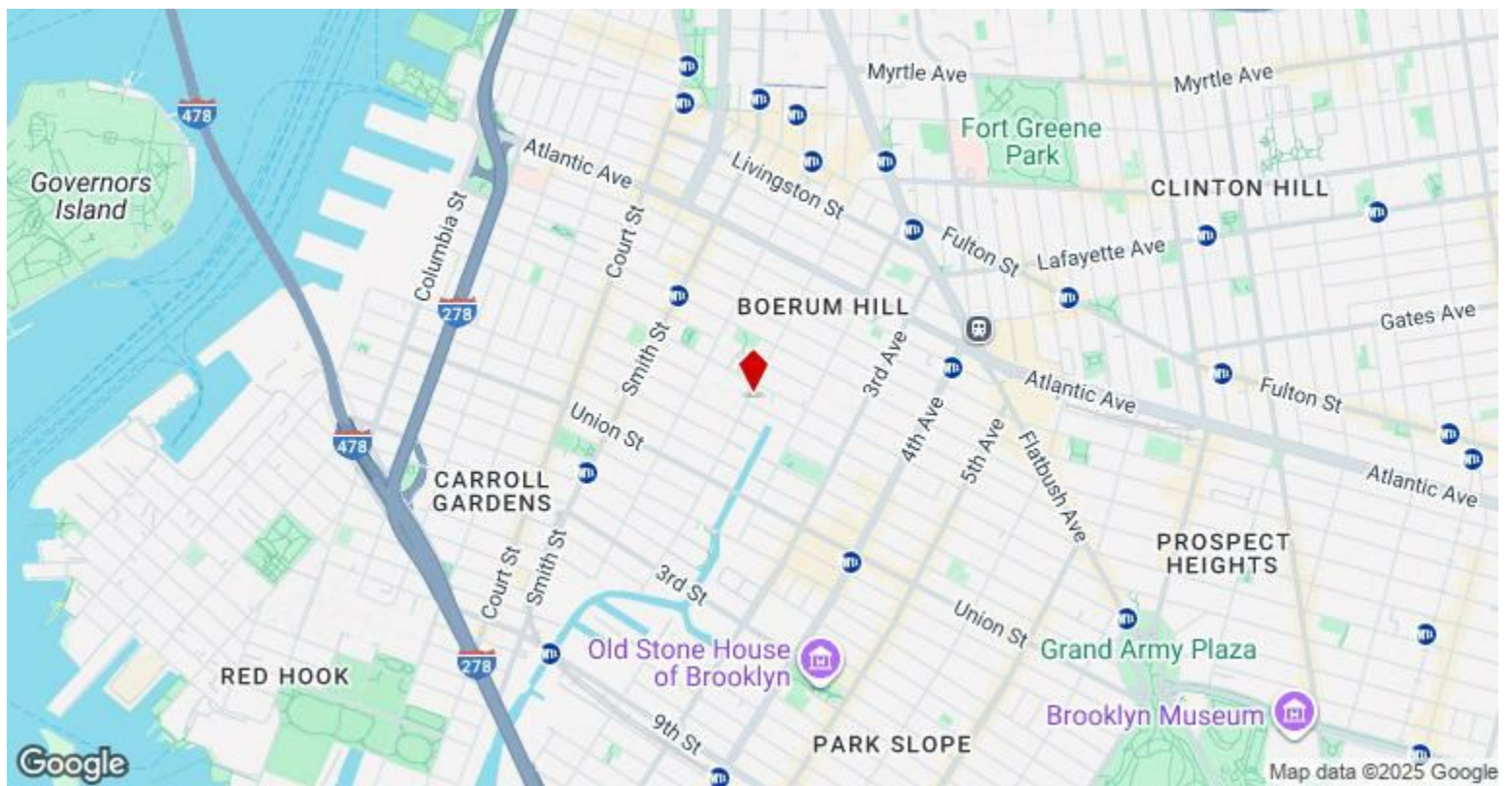
- Heavy walking and auto traffic
- tall ceilings and drive in door opening
- level concrete slab
- air rights



| | |
|-----------------------------------|--------------------------|
| Price: | \$1,399,000 |
| Property Type: | Industrial |
| Property Subtype: | Warehouse |
| Building Class: | C |
| Sale Type: | Investment or Owner User |
| Cap Rate: | 4.50% |
| Lot Size: | 0.03 AC |
| Gross Building Area: | 1,250 SF |
| Rentable Building Area: | 1,250 SF |
| No. Stories: | 1 |
| Year Built: | 2000 |
| Tenancy: | Single |
| Parking Ratio: | 1.6/1,000 SF |
| Clear Ceiling Height: | 18 FT |
| No. Drive In / Grade-Level Doors: | 1 |

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|--------|-------------|---------------|
| None | - | |



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Property Photos



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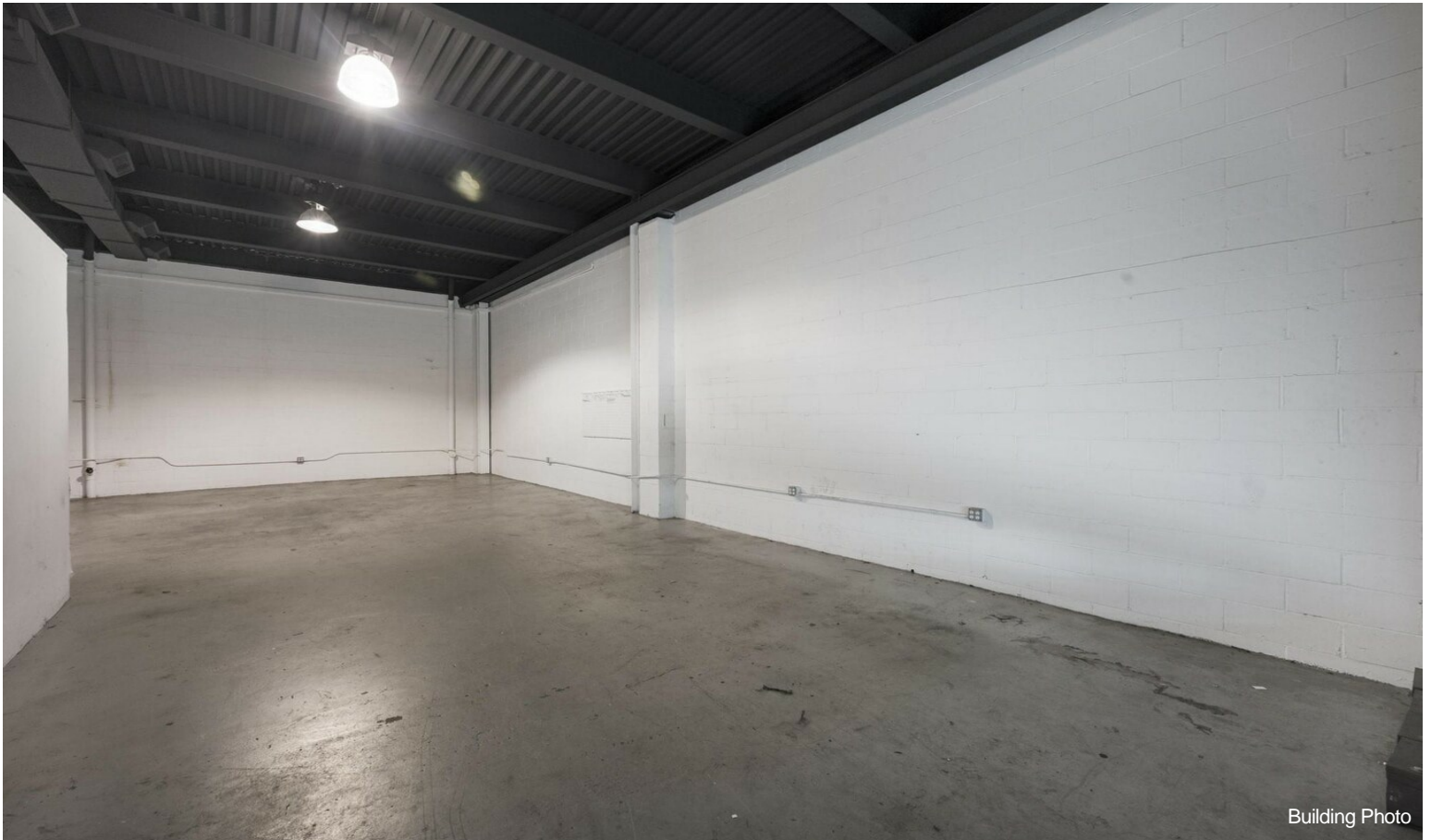
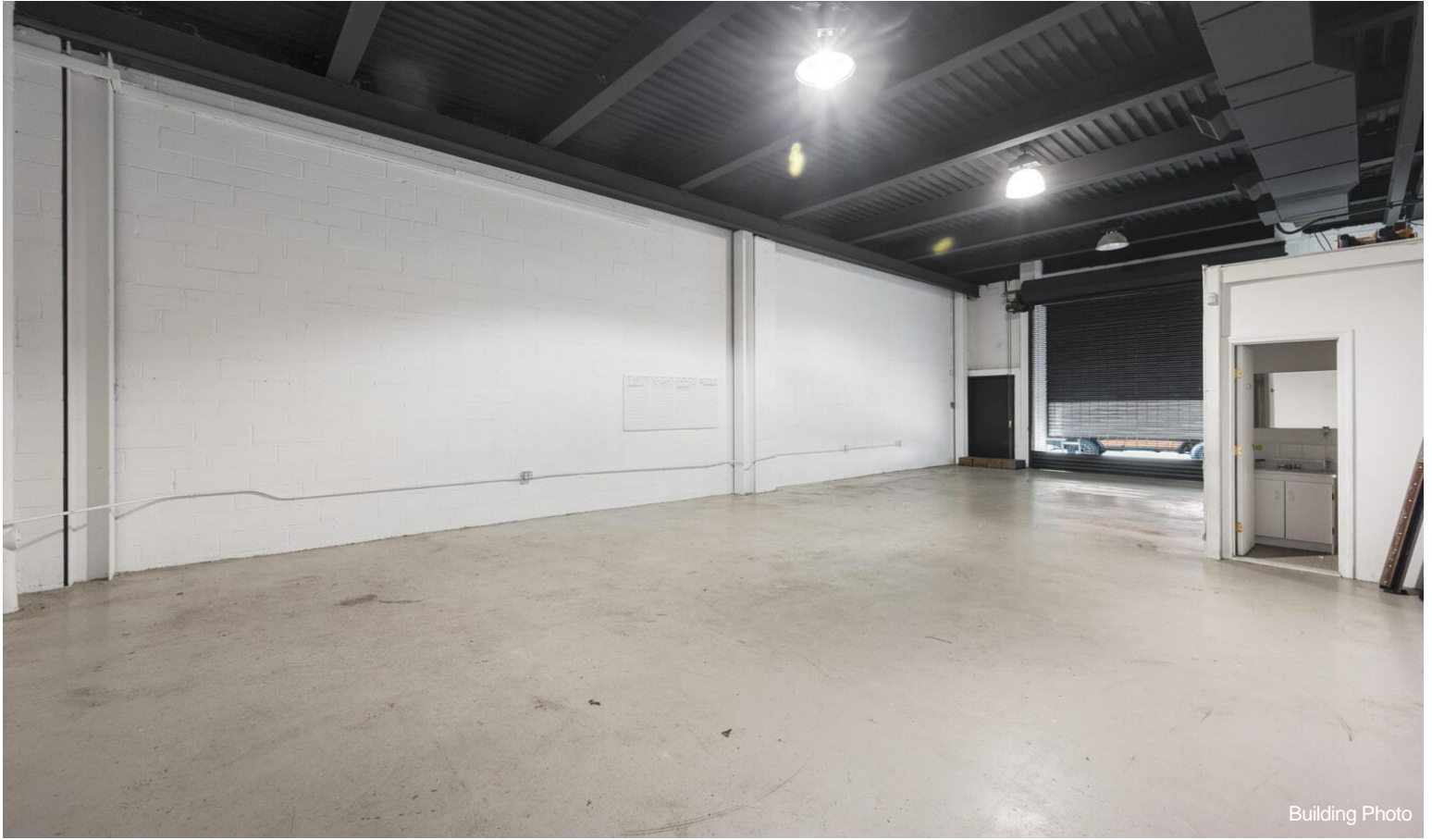


Building Photo



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