

COMPASS



For Sale
183 Concord Street
Brooklyn, NY 11201
Miscellaneous Warehouse
Work/Live Opportunity In Brooklyn

Patricia (Trish) Goodwin | Licensed Assoc. Real Estate Broker | Compass | 110 Fifth Ave, New York, NY 10011 | 917.386.8431 | trish.goodwin@compass.com

Information contained herein is from sources deemed reliable but is subject to errors, omissions, change of price or terms, and withdrawal without prior notice at any time.

For Sale

183 Concord Street,

Investor / User Opportunity

Brooklyn, NY 11201

Executive Summary

Compass has been retained on an exclusive basis to arrange for the sale of the property at 183 Concord Street. Currently configured as a warehouse on the ground floor, a sunny second floor loft, being used as an office space, and a storage basement, this 94' deep building is built to approximately 4,981 sf, with an additional 3,519 buildable square feet as of right. The ground floor warehouse space has 13.5' high ceilings, a private office and half bathroom as well as an indoor loading dock and an automatic garage door. The storage basement is accessed by a staircase from the warehouse space. The second floor is accessible from the main building entrance, and is currently configured as 2 separate loft spaces with original details including exposed brick.

Convenient for residents and businesses, Brooklyn Bridge Park, Fort Greene Park, the Brooklyn Heights Promenade, and the new Wegmans supermarket are all within minutes on foot.

Suggested Uses:

This 25-foot wide former firehouse dating from the 1870s can be used as built or expanded to suit a variety of different uses: Development site, warehouse plus office space, art gallery, company headquarters, performance space, mixed-use retail with residential, or single-family or multi-family home with a curb cut.

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Rendering



Property Highlights

- Lot size: 2,500 SF / 25' x 100'
- Built size: 25' x 94'
- Taxes: \$35,215/year
- Zoning: C4-3
- Building class: E9 (Miscellaneous warehouse)
- Curb Cut
- Garage w/automatic roll-down gate
- Located in Downtown Brooklyn near Dumbo Design District, Brooklyn Navy Yard, & Fort Greene
- Access to the A,C,F,B,D,Q,R, & W trains as well as the BQE

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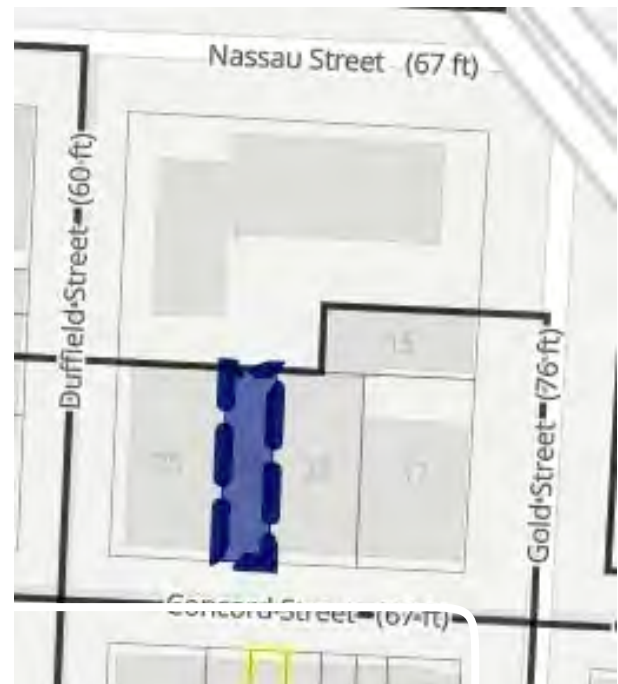
Property Information

Address	183 Concord Street, Brooklyn, NY 11201		
Property Type	Miscellaneous Warehouse		
Location	Between Duffield & Gold Streets		
Neighborhood	Downtown Brooklyn		
Block/Lot	109/24	Stories	2
Lot Dimensions	25' x 100'	Lot Size SF	±2,500
Building Dimensions	25' x 98'	Building SF	±4,981
Residential SF	±1,856	Factory SF	±2,201
Zoning	C4-3	Basement SF	±924
FAR	4.8	As Built	1.82
		Available Air Rights	3,519 SF
R.E Taxes (24/25)	\$35,215/year	Total Buildable	8,500

Description

Currently configured as a warehouse on the ground floor, a sunny second floor loft being used as office space, and a storage basement, this 94' deep building is built to approximately 4,981 sf, with an additional 3,519 buildable square feet as of right. The ground floor warehouse space has 13.5' high ceilings, a private office and half bathroom as well as an indoor loading dock and an automatic garage door. The storage basement is accessed by a staircase from the warehouse space. The second floor is accessible from the main building entrance, and is currently configured as two separate loft spaces with original details including exposed brick.

Asking Price: \$3,800,000



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Property Photos



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Downtown Brooklyn



- **WHAT TO EXPECT**
All the conveniences of a downtown, with its own unique atmosphere.
- **THE LIFESTYLE**
Unafraid of big city energy.
- **UNEXPECTED APPEAL**
Green spaces were built in early, bringing pockets of laid back calm to balance the hustle.
- **THE MARKET**
Pool? Fireplace? Nothing is off the table in flourishing new developments. With a spike in inventory, there's room for great value, too.
- **YOU'LL FALL IN LOVE WITH**
Being at home in the center of everything.

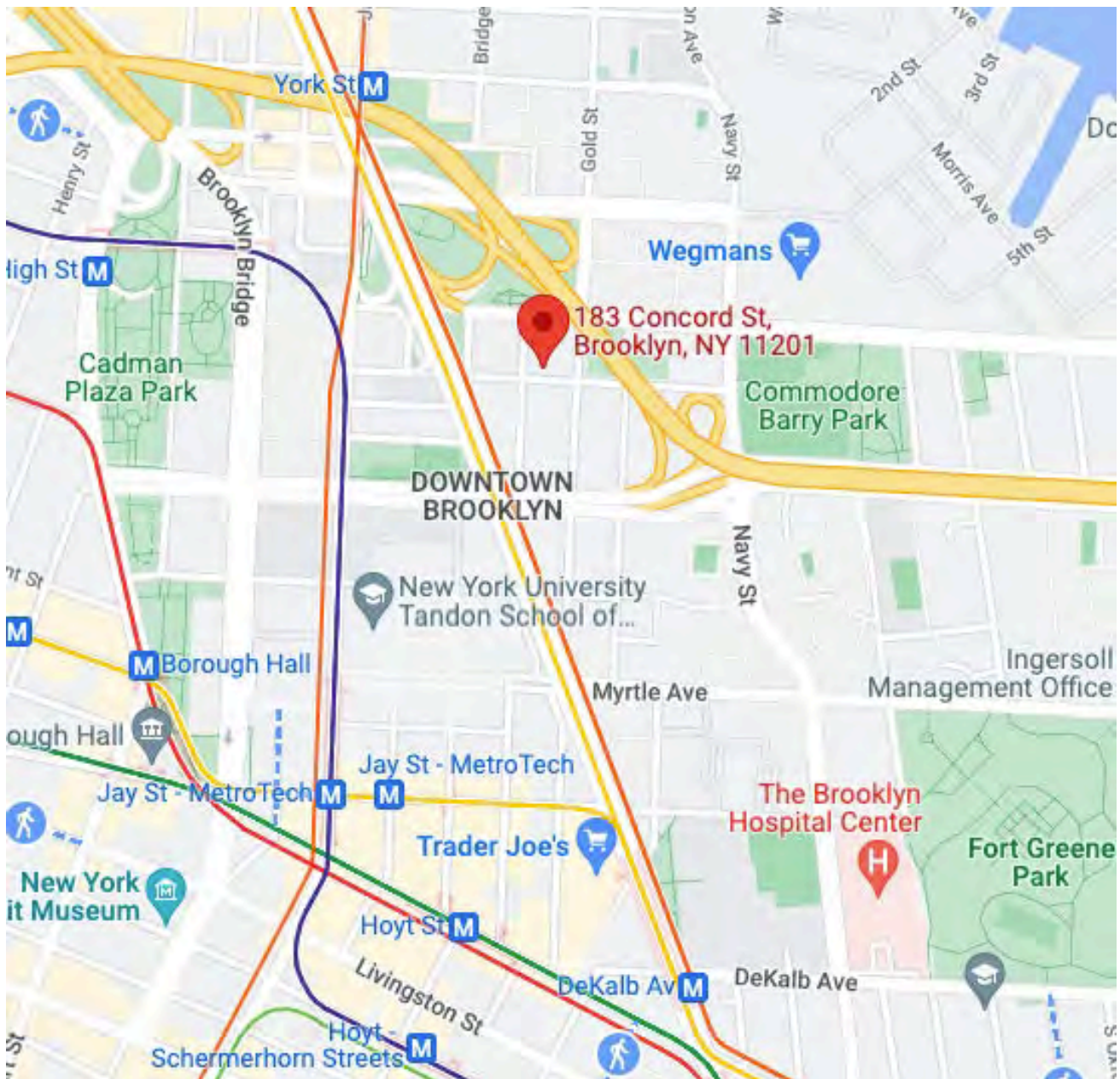
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Property Location & Transit Map



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For Sale

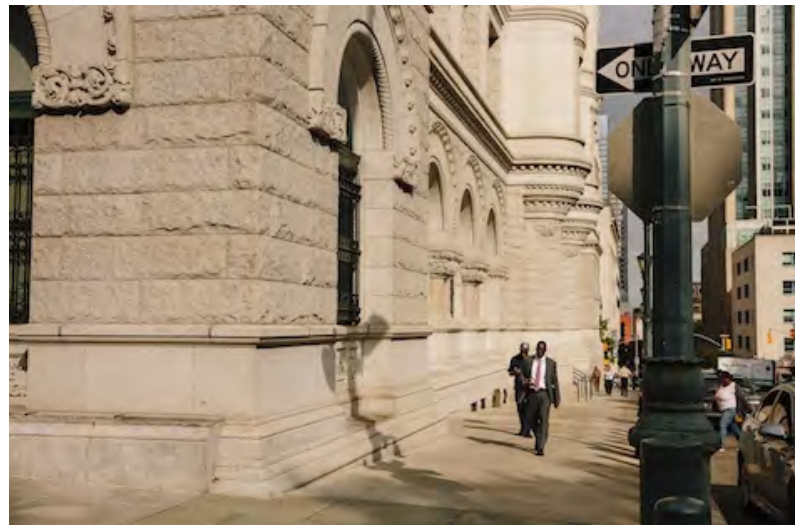
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Downtown Brooklyn

Downtown Brooklyn has changed dramatically since rezoning in 2004 allowed for residential growth. Impressive new condos have reshaped the skyline, bringing a fresh mix of people and businesses to an area once known for courthouses, colleges and office buildings. The Brooklyn Bridge, which connects this neighborhood to Manhattan's own civic center, serves as a reminder of the area's rich history; the likes of Truman Capote, Arthur Miller and W. E. B. DuBois have all lived nearby.

You'll never be far from a bank or pharmacy, and Brooklyn's cultural centers—from BAM to the Barclays Center—are all within close reach. Great restaurants, grocery stores, movie theaters, gyms and subways? Yes, they're all right here, with an atmosphere totally distinct from the downtown across the river.

Having an abundance of people, activities and shopping at your doorstep is a constant invitation to explore. But for those who need a balance, well-appointed residences make a great case for staying in.



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183 Concord Street

Confidentiality & Disclaimer

Compass Real Estate has been engaged as the exclusive broker in connection with Seller's solicitation of offers for the purchase of the property known as 183 Concord Street, Brooklyn, NY 11201. Prospective purchasers are advised that as a part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason, therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

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, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or Compass Real Estate. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Compass Real Estate from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual documents to which they relate.

No representation or warranty, expressed or implied, is made by the seller, Compass Real Estate, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any hazardous material located at the Property and or Property site or used in the construction or maintenance of the Property at site.

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 the Seller or Compass Real Estate 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. Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from Compass Real Estate or Seller or their affiliates or any respective officers, directors, shareholders, owners, employees, or agents as legal tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.



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