



149 Hull St
BROOKLYN, NY 11233

PHOTOS



PHOTOS



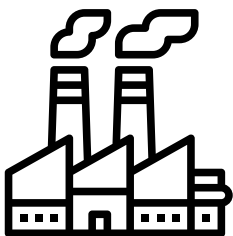
PHOTOS



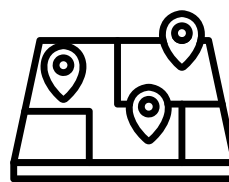
OPPORTUNITY



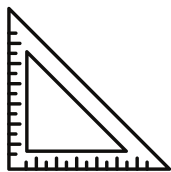
\$1,150,000



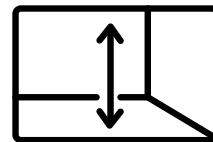
Industrial
PROPERTY TYPE



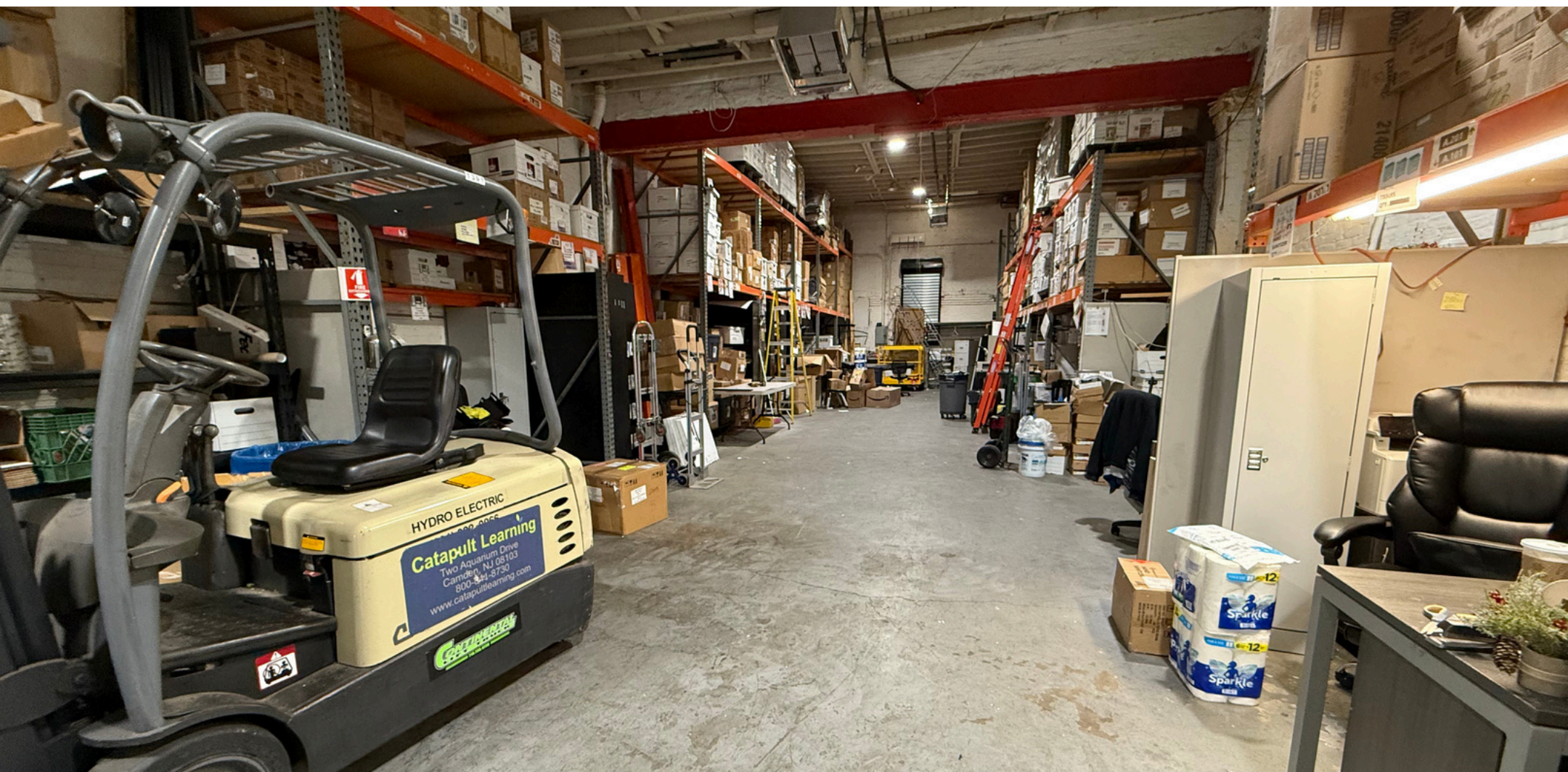
R6
ZONING



2,800
TOTAL SF



25' X 100'
GROUND FLOOR



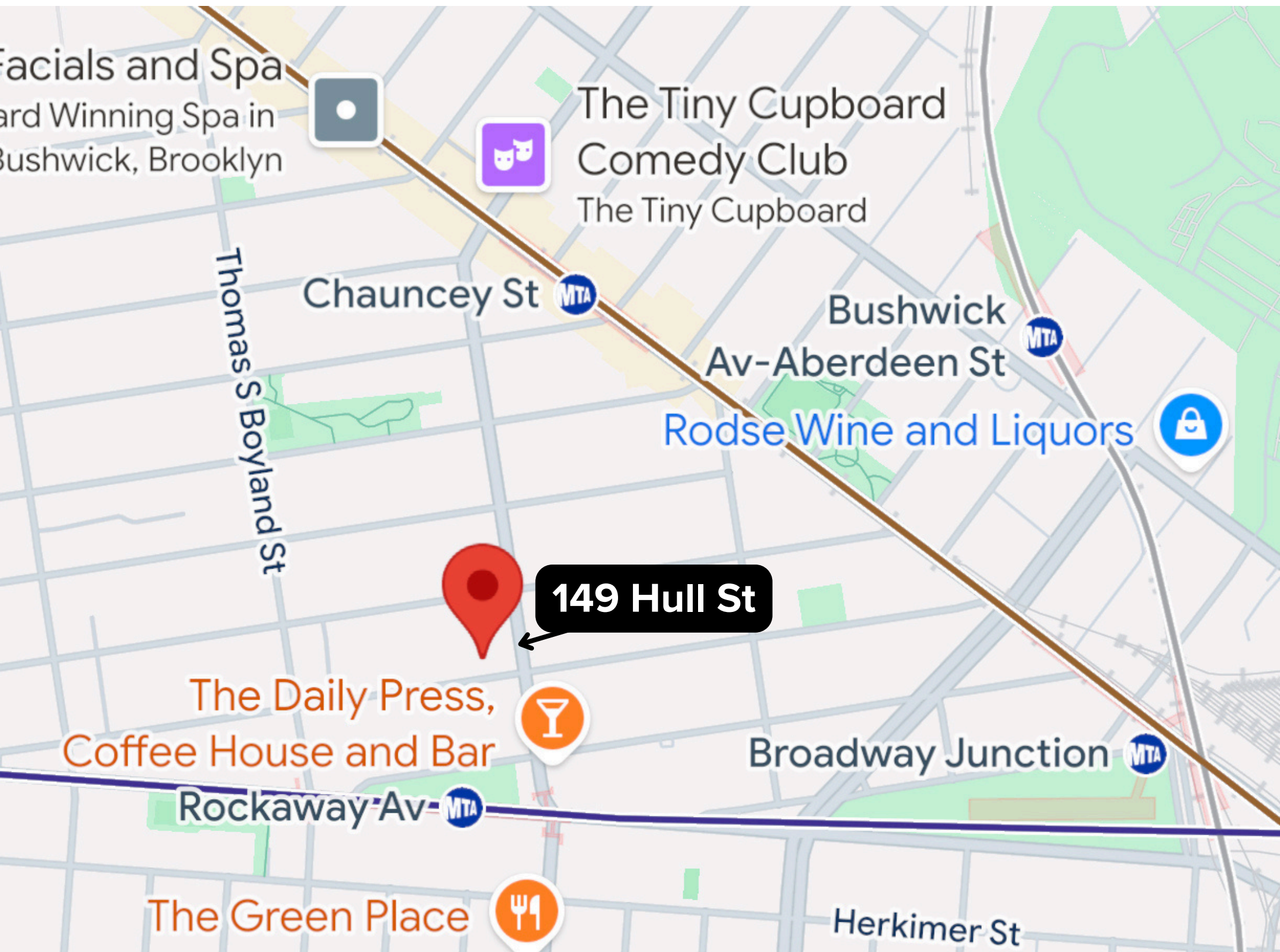
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Investment Highlights

- **Ceiling Height:** 20 FT clear span ceiling.
- **Zoning & Air Rights:** R6 zoning with 3,600 SF of unused residential air rights.
- **Power:** Heavy three-phase 400 AMP electric service.
- **Condition:** Delivered turn-key with heat and A/C in both warehouse and office.
- **Occupancy:** Delivered vacant; available July 1.
- **Taxes:** Annual property taxes are \$8,380 (2025).
- **Upgrades:** Finished tiled bathrooms, new gas meter, water heater, boiler, and roof.
- **Use Potential:** Ideal for artist loft or hybrid industrial/residential conversion.



TRANSPORTATION MAP



TAX MAP



149 Hull St

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FINDOR