

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

B6 REAL ESTATE
ADVISORS

170 SECOND AVENUE

BROOKLYN

ARCHITECTURALLY-CELEBRATED, HISTORIC BUILDING



MAKE YOUR MARK IN THE FUTURE OF GOWANUS



ELEVATION: 100' | DIRECTION: NE

THE OPPORTUNITY

Matthews Real Estate Investment Services™ and B6 Real Estate Advisors are exclusively retained to sell 170 Second Avenue. This property offers investors and end-users the opportunity to purchase an architecturally-celebrated, historic building in a submarket seeing exponential growth.

DESIGNED IN 1908, THIS FORMER FACTORY BUILDING EMBODIES THE MARRIAGE OF GOWANUS'S INDUSTRIAL ETHOS AND EMERGING STATUS AS AN ARTISTIC AND CULTURAL HUB. It was most recently occupied by Mardig Kachian – an eminent sculptor and New York City real estate trailblazer – and has seen other storied tenants, such as the Montauk Paint Company and Brooklyn Alcatraz Asphalt Company.

The sophisticated brickwork and simplified American round-arch style design make 170 Second Avenue as elegant as it is functional. The property spans approximately 14,000 above-grade square feet with ceiling heights ranging from 11' to 19'. It is further enhanced by an elevator, two bay doors, and a 4,656 square foot basement. Its 48 windows provide exceptional light and air.

With over 6,000 new units being delivered to the market in the next few years, Gowanus is poised to become the next Williamsburg or Greenpoint. 170 Second Avenue is your opportunity to own a piece of history and make your mark on the future of Gowanus.



PROPERTY DETAILS

PROPERTY INFORMATION

Address	170 Second Avenue, Brooklyn, NY 11215
Block	1025
Lot	49
Lot Dimensions	50' x 100'

BUILDING INFORMATION

First Floor Dimensions	48' x 97' (approximate)
Second Floor Dimensions	48' x 97' (approximate)
Third Floor Dimensions	48' x 97' (approximate)
Gross Square Footage	13,968 (approximate)

Zoning M2-1

FAR (Commercial) 2.0

Lot Size 5,000 (approximate)

Total Buildable SF 10,000 (approximate)

Minus Existing Structure 13,968 (approximate)

Available Air Rights -3,968 (approximate)

REAL ESTATE TAXES

Assessment (23/24) \$421,020

Tax Rate 10.6460%

Taxes (23/24) \$44,822

ASKING PRICE: \$6,350,000



INVESTMENT HIGHLIGHTS

- **THREE-STORY, CORNER BUILDING THAT SPANS 14,000 SF ABOVE GRADE AND 4,656 IN THE BASEMENT**
- **CEILING HEIGHTS RANGE FROM 11' TO 19' ABOVE GRADE AND 8' IN THE BASEMENT**
- **EXCEPTIONAL LIGHT AND AIR DUE TO 48 WINDOWS THROUGHOUT THE BUILDING**
- **FULLY ELEVATED BUILDING, WITH 2 BAY DOORS AND 2 WALK-IN DOORS ON 2ND AVENUE AND 13TH STREET**





SECOND FLOOR INTERIOR SPACE

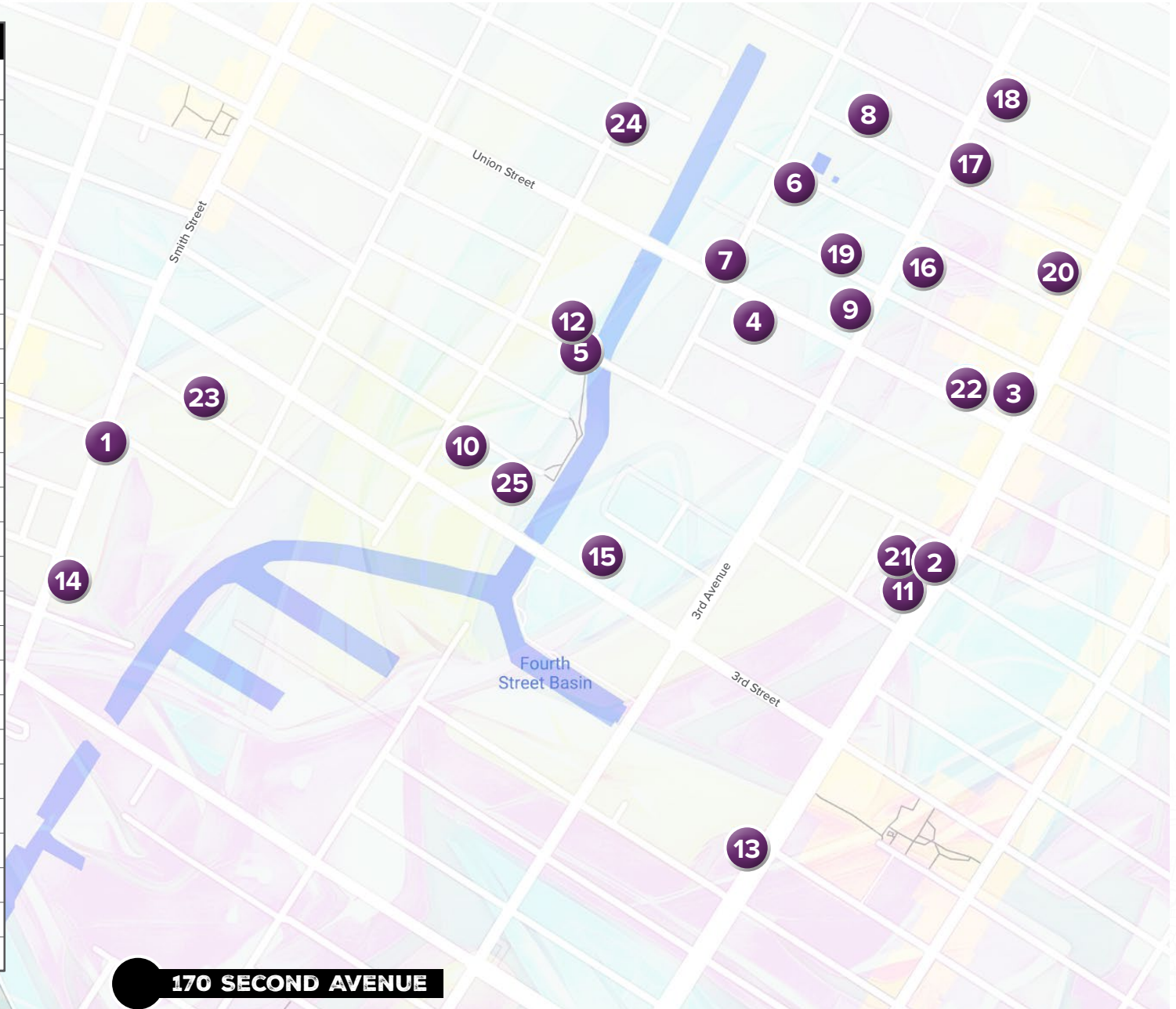


ELEVATION: 100' | DIRECTION: W

GOWANUS DEVELOPMENT

WITH OVER 6,000 NEW UNITS BEING DELIVERED TO THE MARKET IN THE NEXT FEW YEARS, GOWANUS IS POISED TO BECOME THE NEXT WILLIAMSBURG OR GREENPOINT. 170 SECOND AVENUE IS YOUR OPPORTUNITY TO OWN A PIECE OF HISTORY AND MAKE YOUR MARK ON THE FUTURE OF GOWANUS.

ADDRESS	SIZE (SF)	# OF UNITS
1 Corner of Smith and 5th Street (Gowanus Green)	998,000	950
2 272 4th Avenue	130,000	125
3 204 4th Avenue	200,000	200
4 473 President Street / 514 Union Street	300,000	300
5 404 Carroll Street	300,000	360
6 540 Degraw Street	250,000	268
7 300 Nevins Street	500,000	660
8 251 Douglass Street	180,000	261
9 585 Union Street	210,000	216
10 130 2nd Street	70,000	84
11 290 4th Avenue	50,000	66
12 395 Carroll Street	457,000	298
13 380 4th Avenue	200,000	197
14 459 Smith Street	740,000	333
15 175 3rd Street	650,000	375
16 213-219 Third Avenue	85,000	80
17 189 Third Avenue	90,000	79
18 159 Third Avenue	70,000	92
19 563 Sackett Street	180,000	291
20 344 Douglass Street	110,000	140
21 280 4th Avenue	26,000	33
22 643 Union Street	16,000	25
23 33 4th Street	60,000	82
24 267 Bond Steet	364,000	344
25 155 3rd Street	265,987	301
TOTAL	6,501,987	6,160



GOWANUS NEIGHBORHOOD OVERVIEW

UNIQUE HISTORY

Gowanus, an area with a name derived from the local Native American leader Gouwane, has a history intertwined with its eponymous canal. This once-industrial waterway played a central role in the neighborhood's 19th-century development, supporting maritime and manufacturing activities. Despite environmental challenges, the area's industrious spirit has never waned and now contributes to its unique character.

LANDMARKS & POINTS OF INTEREST

Old Stone House: A reconstruction of a 1699 Dutch stone farmhouse that's integral to Brooklyn's Revolutionary War history.

Gowanus Batcave: Formerly an abandoned powerhouse, it's now being redeveloped into a community cultural center.

Public Place: The envisioned green space along the canal, part of the Gowanus Canal Conservancy's efforts to revitalize the area.

AMENITIES & PLACES TO VISIT

Gowanus Dredgers Canoe Club: Promotes waterfront access and activities.

The Bell House: A music and events venue in a 1920s warehouse.

Thomas Greene Park: Offers outdoor recreation including a public pool.



GOWANUS NEIGHBORHOOD OVERVIEW

RESIDENTIAL MARKET OVERVIEW

Gowanus presents a mix of classic row houses, converted lofts, and new luxury developments. Its residential landscape is evolving, with the rezoning paving the way for more residential units, including affordable housing options.

DEVELOPMENT MARKET OVERVIEW WITH REZONING VISION

The recent rezoning of Gowanus aims to revitalize the canal and surrounding areas, with a vision for a sustainable, mixed-use community. The plan includes cleaning up the canal, improving infrastructure, and adding green spaces. The vision is to create a model for inclusive, eco-conscious urban living while preserving the neighborhood's artistic and industrial heritage.

RETAIL MARKET OVERVIEW

Retail in Gowanus is eclectic, home to artisanal shops, local breweries, and craft eateries that line the avenues, reflecting the neighborhood's trendy, creative ethos.

FAMOUS PUBLIC FIGURES

Gowanus has been home to various artists and musicians, drawn by its industrial charm and dynamic community spaces.

TRANSPORTATION OPTIONS

Gowanus offers several transportation options, including the F, G, and R subway lines, multiple bus routes, and bike-friendly streets, making it relatively accessible within Brooklyn and to Manhattan.

DISTINCTIVENESS COMPARED TO OTHER NYC NEIGHBORHOODS

Gowanus stands out with its combination of industrial grit and creative resurgence. It's a place where artists' studios nestle among metalwork shops and innovative tech firms. The neighborhood's dedication to preserving its unique character while pushing for environmentally-focused development is a testament to its resilience and vision, setting it apart in the fabric of New York City neighborhoods.



GOWANUS DINING & DESTINATIONS

GROCERIES

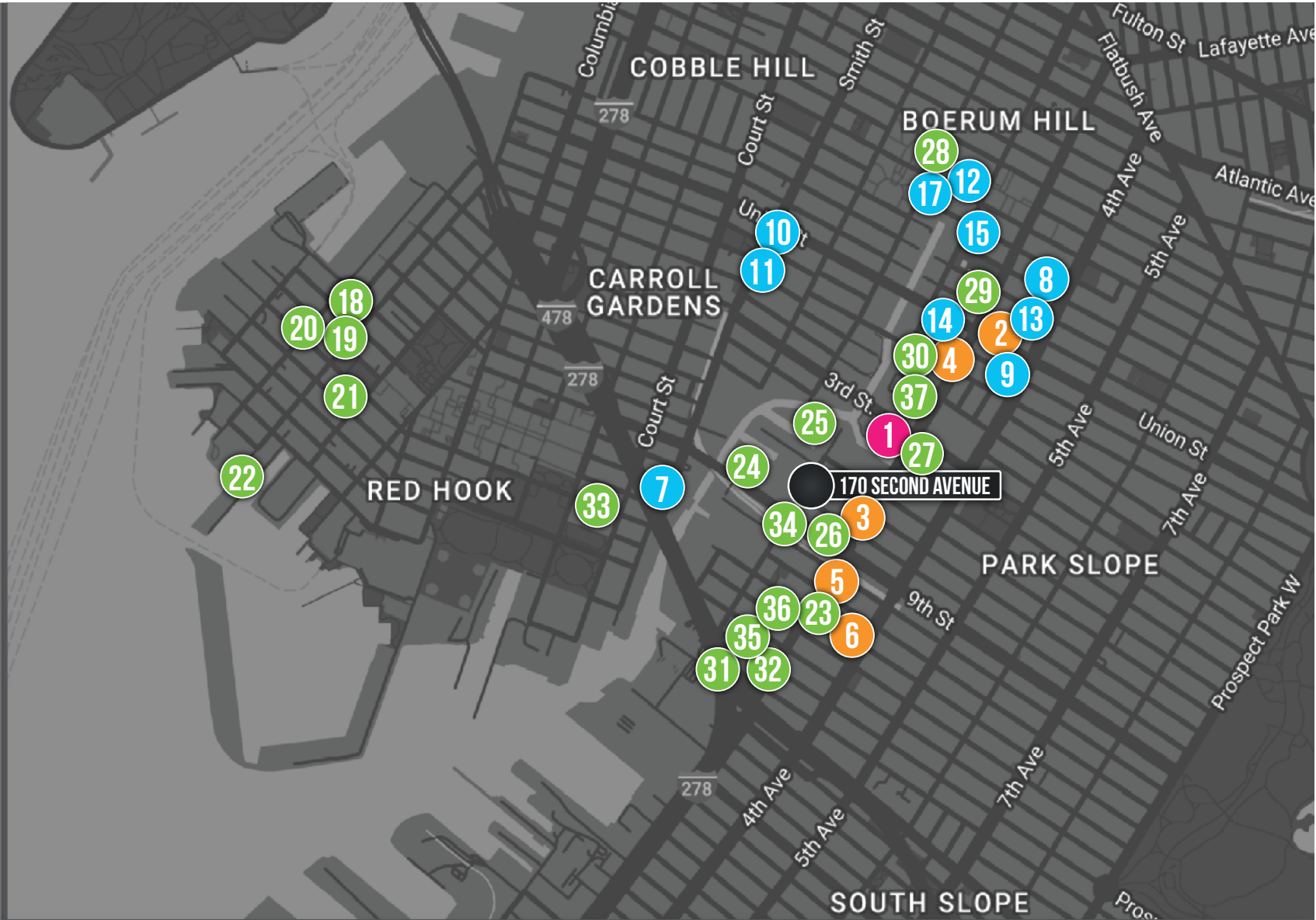
- 1 WHOLE FOODS MARKET

RESTAURANTS

- 2 DINOSAUR BAR-B-QUE
- 3 BISON & BOURBON
- 4 MONTE'S
- 5 TABLE 87
- 6 ALMA NEGRA

ENTERTAINMENT

- 7 OTHER HALF BREWING COMPANY
- 8 THREE BREWING GOWANUS
- 9 STRONG ROPE BREWERY GOWANUS
- 10 BAR SAN MIGUEL
- 11 BROOKLYN SOCIAL
- 12 GOTHAM ARCHERY
- 13 KICK AXE THROWING BROOKLYN
- 14 ROYAL PALMS SHUFFLEBOARD CLUB
- 15 THE CLIFFS AT GOWANUS
- 16 SHIPWRECKED
- 17 PUBLIC RECORDS



ART

- | | | | |
|---|---------------------------------|------------------|-----------------------------|
| 18 PIONEER WORKS | 23 GOWANUS GALLERY BY LARISA | 28 MF GALLERY | 33 TI ART STUDIOS |
| 19 BASIN GALLERY STUDIOS | 24 GOWANUS LOFT | 29 OSSAM GALLERY | 34 GOWANUS CREATIVE STUDIOS |
| 20 LOFTY ART GALLERY | 25 GOWANUS PROJECTS | 30 POLUMBO | 35 HATRED 2 |
| 21 KUSTERA PROJECTS | 26 THE GOWANUS STUDIO SPACE | 31 HAUL GALLERY | 36 TAPPETO VOLANTE |
| 22 BWAC BROOKLYN WATERFRONT ARTISTS COALITION | 27 ORTEGA Y GASSET ART PROJECTS | 32 KAJE | 37 POWERHOUSE ARTS |



FIRST FLOOR INTERIOR SPACE



ELEVATION: 350' | DIRECTION: N

NYC DOB OVERVIEW

NYC Department of Buildings Property Profile Overview

170 2 AVENUE		BROOKLYN 11215		BIN# 3023061	
2 AVENUE	170 - 172	Health Area	: 4300	Tax Block	: 1025
13 STREET	75 - 75	Census Tract	: 119.02	Tax Lot	: 49
		Community Board	: 306	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): 12 STREET, 13 STREET
 DOB Special Place Name:
 DOB Building Remarks:
 Landmark Status: L - LANDMARK 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
 Additional Designation(s): IBZ - INDUSTRIAL BUSINESS ZONE

HPD Multiple Dwelling: No
 Number of Dwelling Units: 0

Special District: UNKNOWN

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check:	Yes	
Freshwater Wetlands Map Check:	No	Click here for more information
Coastal Erosion Hazard Area Map Check:	No	
Special Flood Hazard Area Check:	Yes	

Department of Finance Building Classification: F5-FACORY/INDSTRIAL

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	
Complaints	4	0	Elevator Records
Violations-DOB	29	16	Electrical Applications
Violations-OATH/ECB	4	4	Permits In-Process / Issued
Jobs/Filings	5		Illuminated Signs Annual Permits
ARA / LAA Jobs	0		Plumbing Inspections
Total Jobs	5		Open Plumbing Jobs / Work Types
Actions	4		Facades
			Marquee Annual Permits
			Boiler Records
			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

OR Enter Action Type:

OR Select from List:

AND

NYC TAX BILL



Department of Finance

August 19, 2023
 Neo Bauhaus Design Factory Inc
 170 2nd Ave.
 3-01025-0049
 Page 2

Billing Summary	Amount
Outstanding charges <i>(Sum of unpaid balance and interest fees from billing periods)</i>	\$22,814.35
New charges <i>(Sum of new property taxes and other charges-see below for details)</i>	\$0.00
TOTAL AMOUNT DUE THIS PERIOD	\$22,814.35
The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30.	\$45,225.25

Your property details:

Estimated market value: \$1,030,000
 Tax class: 4 - Commercial Or Industrial

How we calculate your annual taxes:

Billable assessed value: \$421,020.00
 times the tax rate: x 10.6460%
Annual property tax: \$44,821.80

Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit www.nyc.gov/nycproperty.

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	01/01/2024		\$22,410.90



Bruno
TRUCK RENTS

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 **170 Second Avenue, Brooklyn, NY** (“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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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 Real Estate Investment Services 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 Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services 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 Real Estate Investment Services 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.

EXCLUSIVELY LISTED BY



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