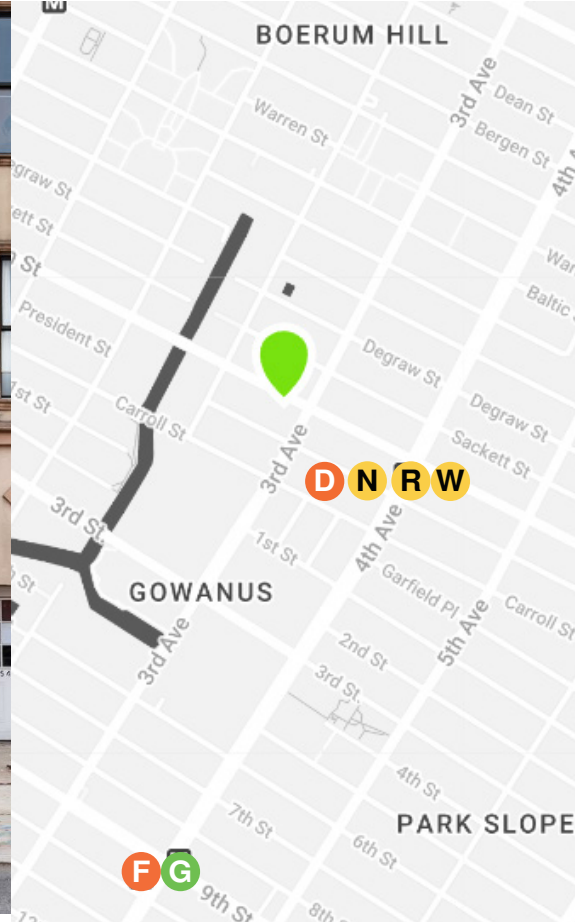
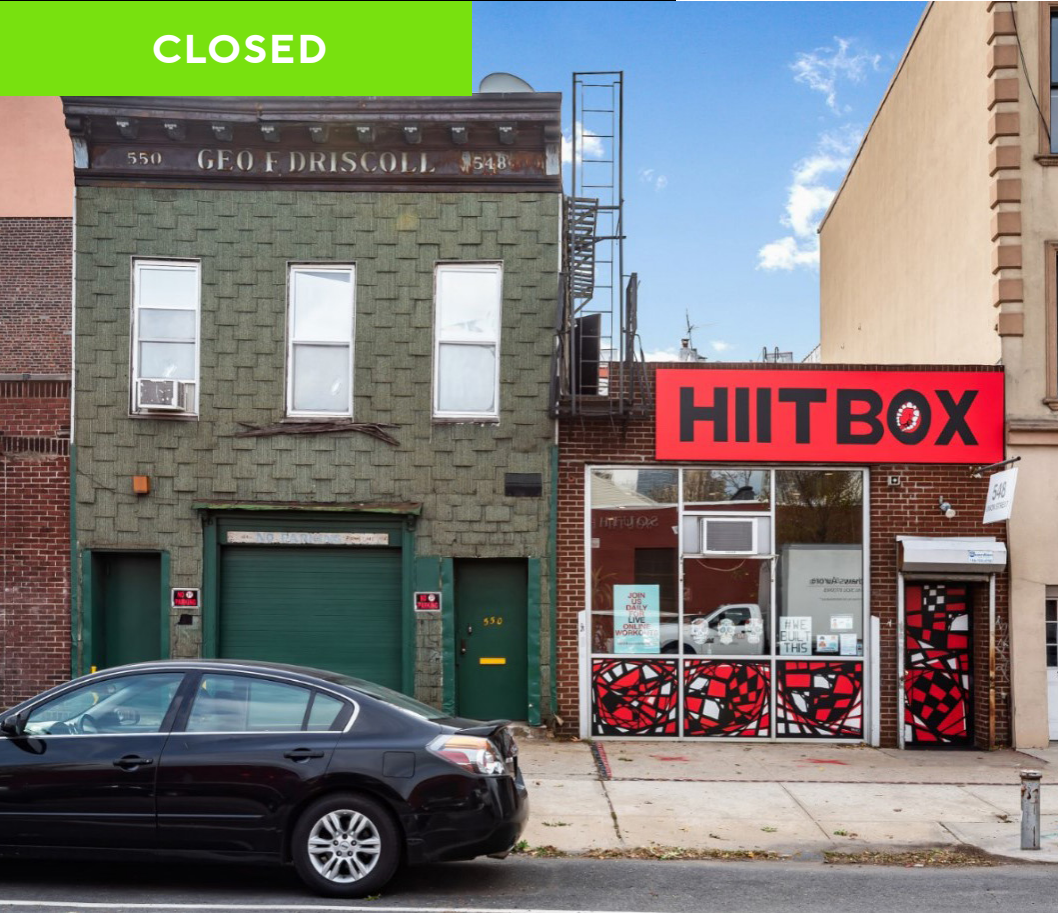


IPRG

548-550

UNION STREET
BROOKLYN, NY 11215

CLOSED



SALE PRICE

\$2,000,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00440-0029
NEIGHBORHOOD:	Gowanus
CROSS STREETS:	Nevins Street & 3rd Avenue
LOT DIMENSIONS:	40 ft x 90 ft
CURRENT ZONING:	M1-2
PROPOSED ZONING:	R6A, M1-3
FAR:	3.6
TAX CLASS:	4

SALE METRICS

40 ft x 90 ft

Lot Dimensions

4,552

Current SF

7,200

Current BSF

12,960

Proposed BSF

\$439

Price/Current SF

\$278

Price/Current BSF

\$154

Price/Proposed BSF

2

Current Commercial FAR

M1-2

Current Zoning

R6A/M1-3 - 3.6

Proposed Zoning/Max FAR

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837

NICK
UFKES
718.360.5934



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