

FOR SALE
ASKING PRICE
\$5,000,000
Property Highlights

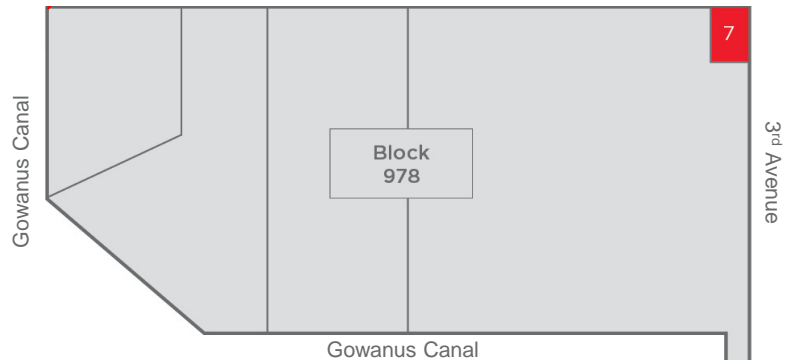
The landmarked Coignet Stone Company building was built in 1873 and is known to be the first concrete building in the U.S. The building measures approximately 3,000 square feet over three floors (including cellar). The building is currently undergoing renovation to restore the original historic façade.

Directly adjacent to the Whole Foods Market, the subject property is ideally positioned on the corner of 3rd Street and 3rd Avenue and will benefit from the increasing number of destination shoppers visiting this Whole Foods location. The historic retail location, with a caretaker's apartment, is within a short walk of the Union Street and 9th Street R subway stops as well as services provided by the F- and G-trains along 4th Avenue.

For more information, please inquire within

Building Features

Location	Located on the Southwest corner of 3 rd Avenue and 3 rd Street in Gowanus, Brooklyn.	
Block / Lot	978 / 7	
Lot Dimensions	30' x 45'	sq. ft. (approx.)
Building Size	25' x 40'	sq. ft. (approx.)
Stories	2 + half below grade cellar (w/ windows)	
Gross SF	3,000 SF	sq. ft. (approx.)
Zoning	M2-1	
FAR	2.00	
Lot Size	1,350	sq. ft. (approx.)
Assessment:(16/17)	\$79,511	TBD
Taxes (16/17):	\$8,473	TBD



For More Information, Please Contact:

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