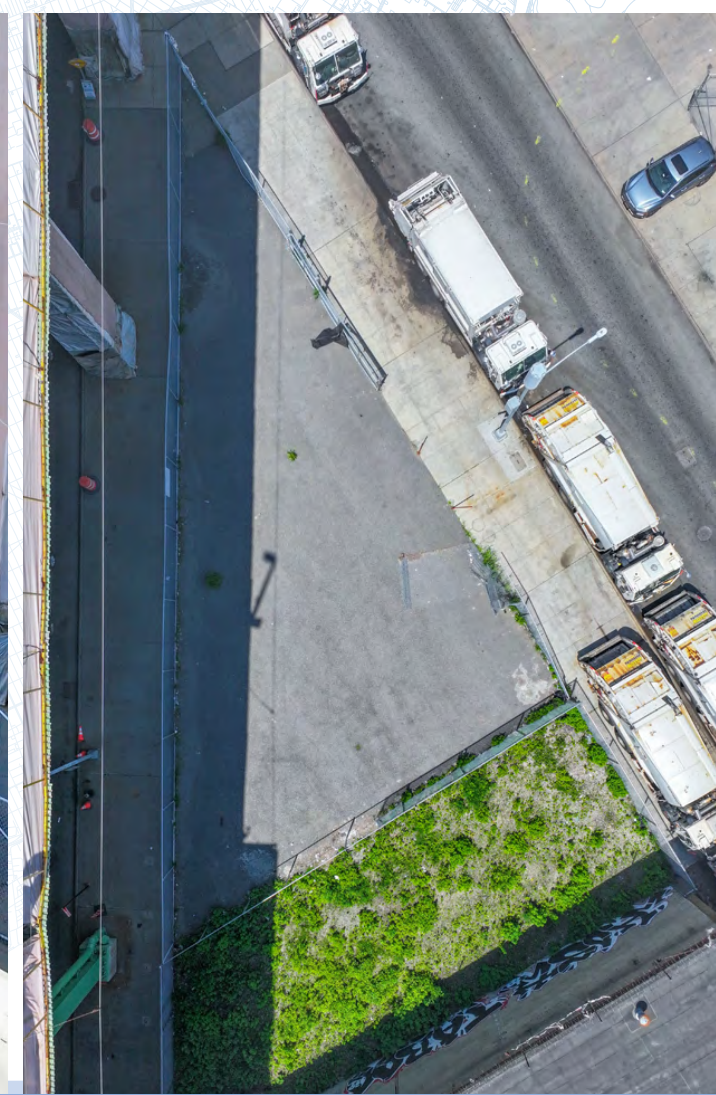


441 Hamilton Avenue
BROOKLYN, NY 11232



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM





Opportunity



441 Hamilton

BROOKLYN, NY 11232



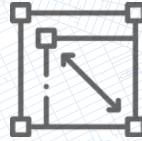
\$3,200,000

ASKING PRICE



161.27' x 79.11'

LOT DIMENSIONS (IRREGULAR)



6,027 SF

LOT SIZE



M2-1

ZONING



2.00 FAR

COMMERCIAL/INDUSTRIAL USE



12,054

BUILDABLE SQUARE FEET



Industrial

BUSINESS ZONE PER NYCEDC



50,000 VPD

HIGHLY VISIBLE LOCATION



1/4 Mile

FROM BQE ON/OFF RAMPS

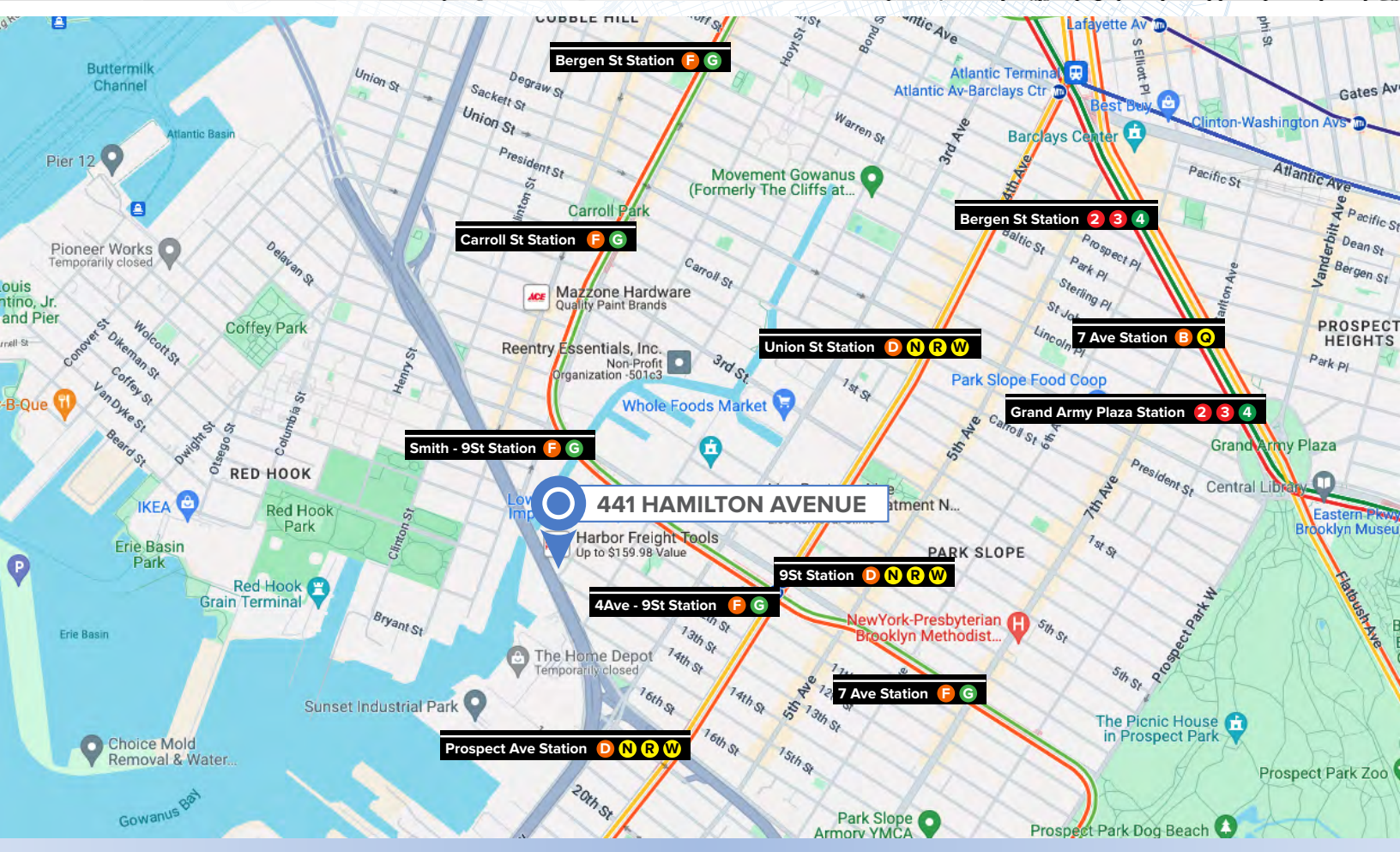


441 Hamilton Avenue, Gowanus, Brooklyn, NY

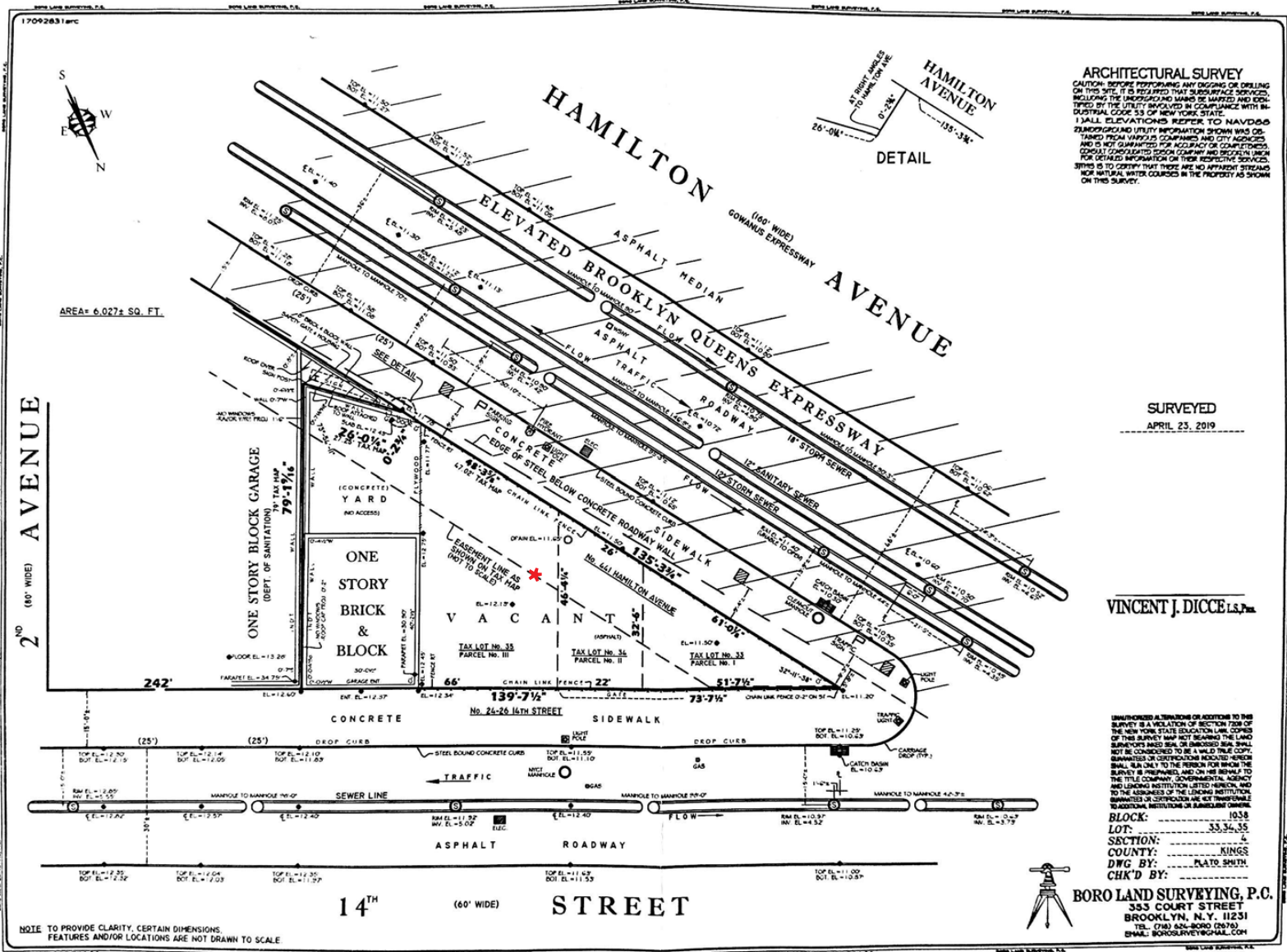
Investment Highlights

- **Strategic Location:** Situated in Gowanus, Brooklyn, at the entrance of the Brooklyn Battery Tunnel.
- **High Visibility:** Immense branding opportunity with over 50,000 vehicles passing daily.
- **Retail Potential:** Prime exposure with parking and dual street frontages.
- **Lot Coverage:** Triangle corner lot with dimensions of 139' x 79', offering a 6,027 square foot development envelope.
- **Buildable Area:** 12,054 buildable square feet, zoned M2-1 (2.00 FAR).
- **Extensive Frontage:** 275' corner wrap-around frontage.
- **Ideal Uses:** Perfect for retail or single tenant quick-serve restaurant concepts.
- **Growth Area:** Gowanus is experiencing significant residential development and investment opportunities due to large-scale rezoning efforts.

Tax & Transportation Maps



Property Survey



* Easement description available upon request. Excerpt from Notice of Appropriation: A permanent aerial easement in, on, and over the property for the purposes of constructing, reconstructing, maintaining a state highway. Said permanent aerial easement is to be a minimum of 15 feet in depth from the bottom of said state highway.



NEIGHBORHOOD OVERVIEW

GOWANUS, BROOKLYN: INDUSTRIAL ROOTS AND ARTISTIC FLAIR

HISTORICAL OVERVIEW

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.

PLACES TO VISIT AND AMENITIES

- **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.

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 SNAPSHOT

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.

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 **441 Hamilton Avenue, Brooklyn, NY 11232** ("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.

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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.

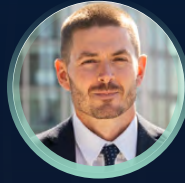
A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms 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.

441 Hamilton Avenue, Brooklyn, NY 11232



BOBBY LAWRENCE
INDUSTRIAL
MARKET: WEST



DJ JOHNSTON
INSTITUTIONAL/DEVELOPMENT
DISTRESSED
MARKET: NORTH CENTRAL



HENRY HILL
MULTIFAMILY
MARKET: SOUTHEAST



WILLIAM CHENG
SPECIALTY
MARKET: SOUTHWEST



JERMAINE PUGH
MIXED-USE
MARKET: CENTRAL



BRYAN KIRK
RETAIL/OFFICE
MARKET: NORTH



ROBERT MOORE
DIRECTOR OF
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