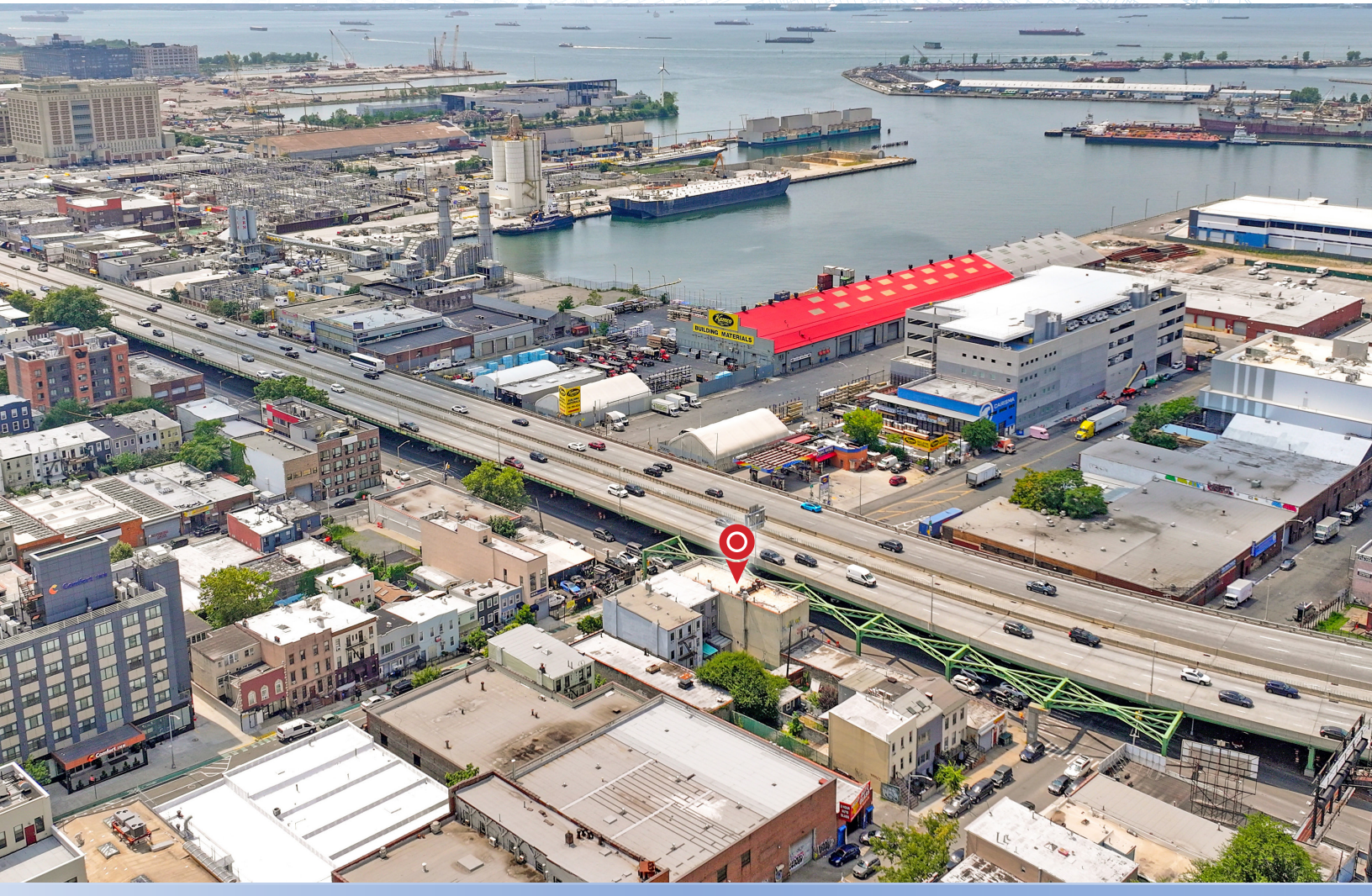


129 20th Street
BROOKLYN, NY 11232



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM





Opportunity



\$1,950,000 (\$450/SF)

ASKING PRICE



Office Over Retail

UNITS



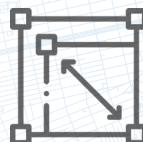
**Can be delivered
VACANT**

USER OPPORTUNITY



4,338 SF

SQUARE FOOTAGE



25' x 78.29'

LOT & BUILDING DIMENSIONS



M1-2D

ZONING



103 Feet

CORNER FRONTAGE



Signage Potential

HIGHLY VISIBLE



Greenwood Heights

NEIGHBORHOOD



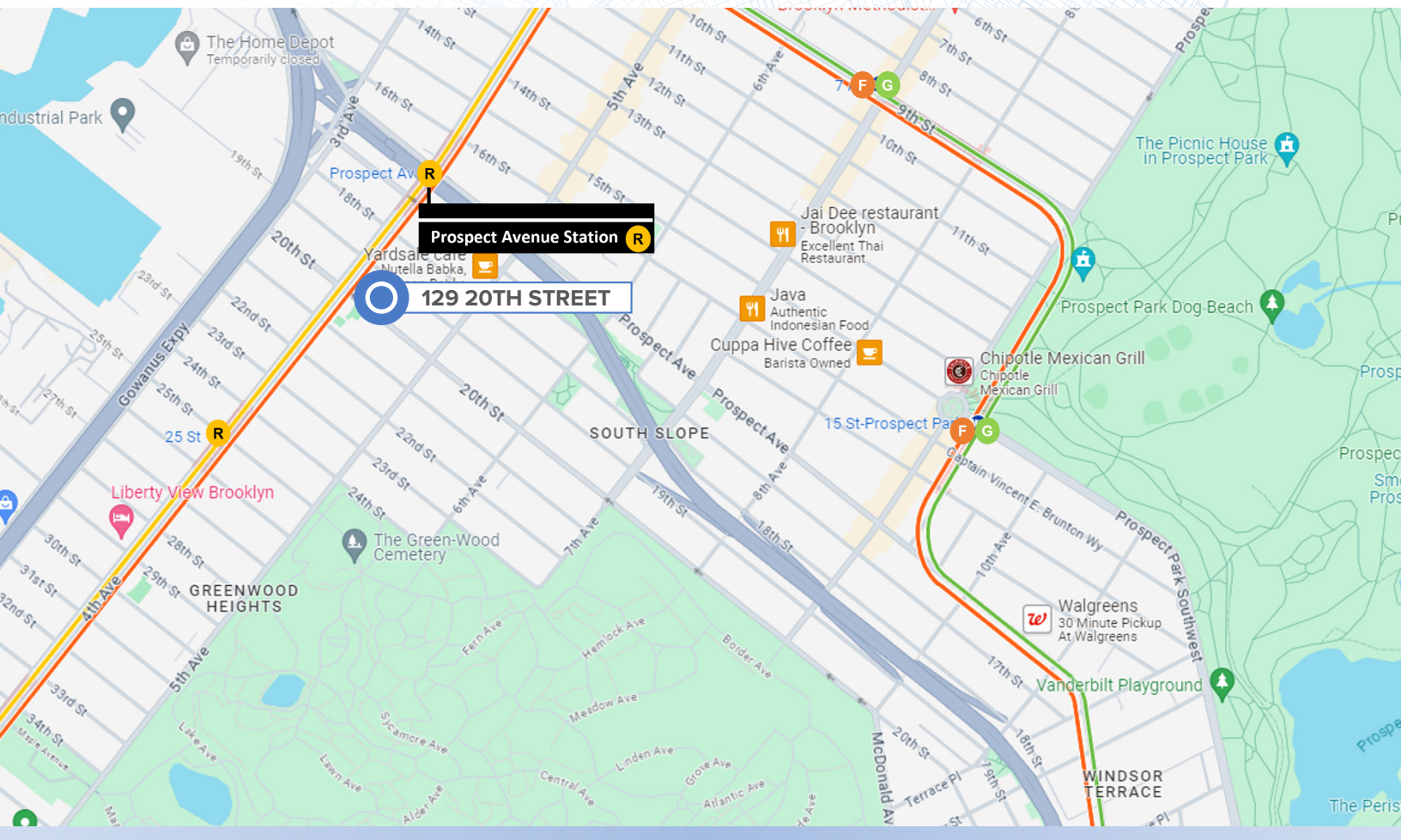
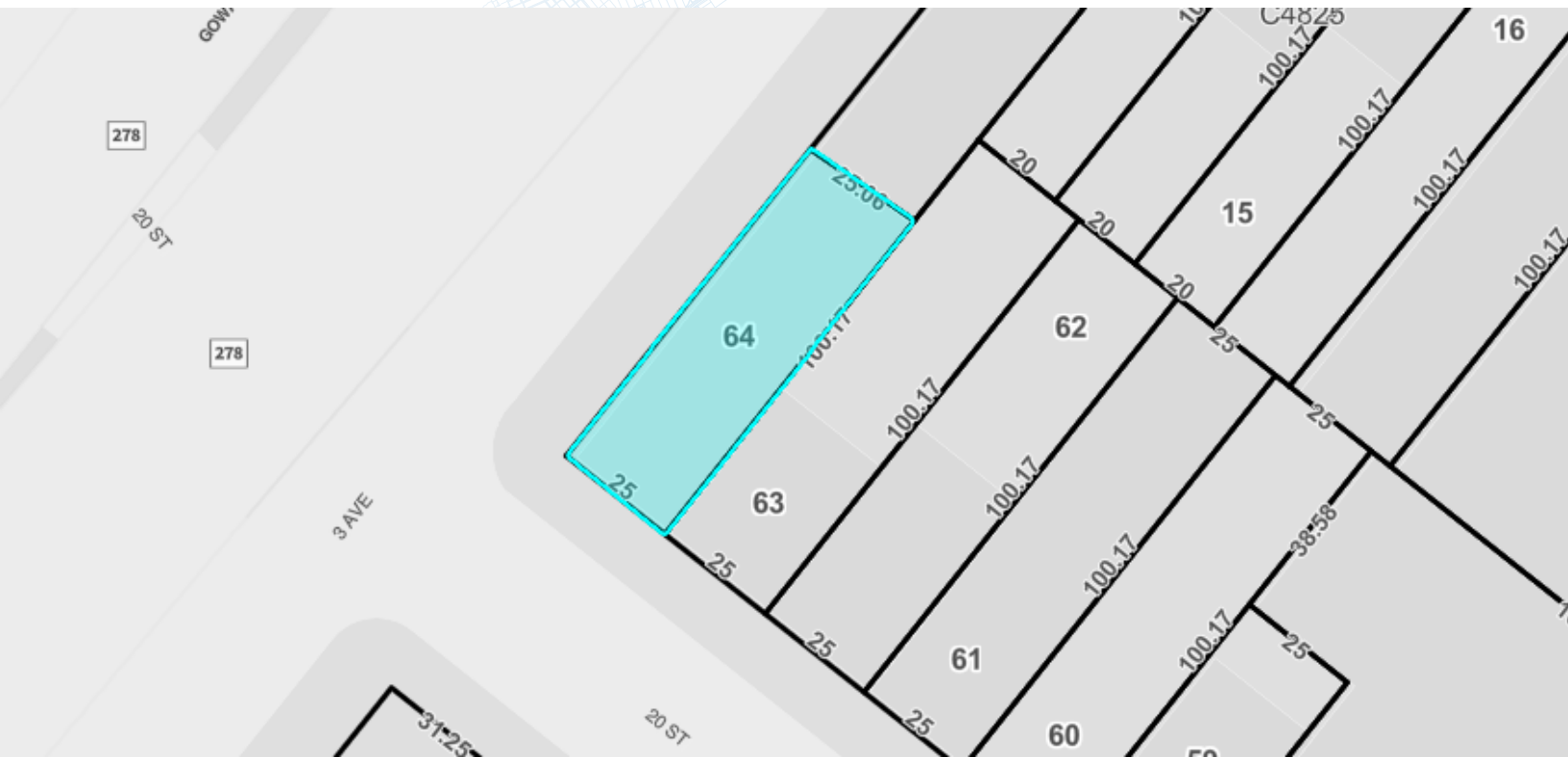
129 20th Street, Greenwood Heights, Brooklyn, NY

Investment Highlights

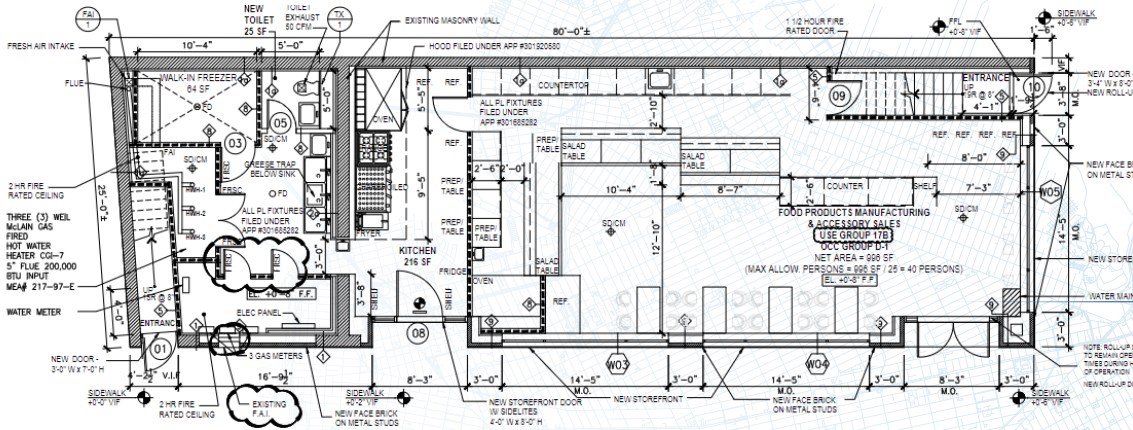
- Can be delivered vacant
- Move-in ready with renovated offices over operating deli
- Corner exposure provides great light and air
- Incredible signage opportunity with visibility from 3rd Avenue and Gowanus Expressway
- Zoned M1-2D
- Will be delivered with CofO
- 78' on frontage on 3rd Avenue
- Short walk from the R train at Prospect Avenue station



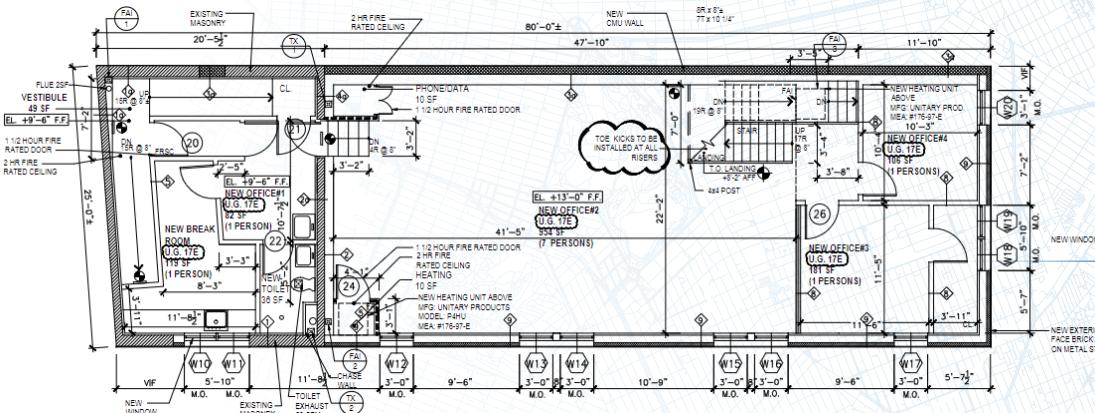
Tax & Transportation Maps



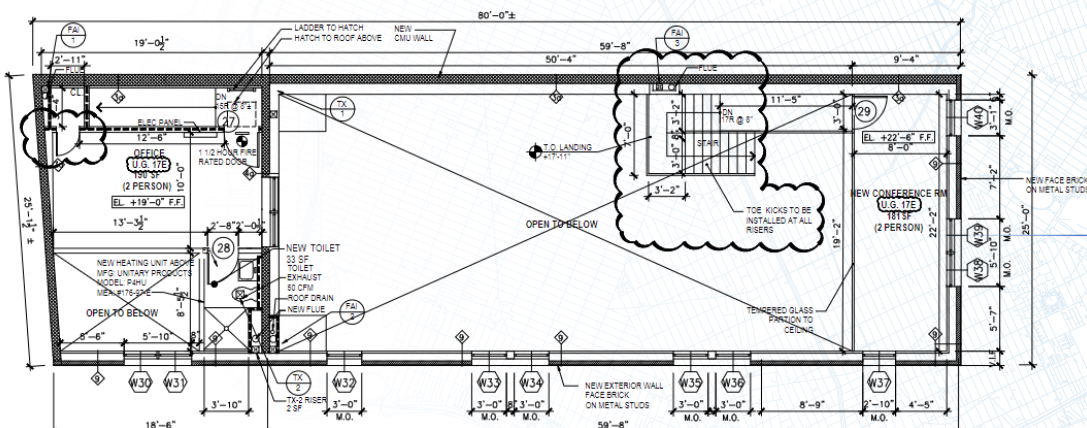
Floor Plans



1st
FLOOR PLAN



2nd
FLOOR PLAN



Mezzanine
FLOOR PLAN

 [CLICK HERE TO VIEW APPROVED PLANS](#)

C-OF-O



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 1	F-1	47	OG	17B		301505404	Temporary	10/14/2024
Description of Use:		Moderate-Hazard: Processing FOOD PRODUCT PROCESSING WITH ACCESSORY SALES				Exceptions:		
Floor 2	B	11	50	17E		301505404	Temporary	10/14/2024
Description of Use:		Business and Service ACCESSORY OFFICES				Exceptions:		
Mezzanine - 2	B	4	50	17E		301505404	Temporary	10/14/2024
Description of Use:		Business and Service ACCESSORY OFFICES				Exceptions:		
Roof	B	N/A	100	17E		301505404	Temporary	10/14/2024
Description of Use:		Business and Service MECHANICAL EQUIPMENT				Exceptions:		

CofO Comments:

Borough Commissioner

Commissioner

* Property will be delivered with a final Certificate of Occupancy

DOB PROPERTY PROFILE OVERVIEW

NYC Department of Buildings Property Profile Overview

129 20 STREET		BROOKLYN 11232		BIN# 3009147	
3 AVENUE	663 - 667	Health Area	: 4300	Tax Block	: 636
20 STREET	129 - 129	Census Tract	: 143	Tax Lot	: 64
		Community Board	: 307	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):	3 AVENUE, 4 AVENUE		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		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		
HPD Multiple Dwelling:	No		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: K4-STORE BUILDING

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	Elevator Records
Complaints	5	0	Electrical Applications
Violations-DOB	0	0	Permits In-Process / Issued
Violations-OATH/ECB	1	0	Illuminated Signs Annual Permits
Jobs/Filings	18		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	18		Facades
Actions	32		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

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 **129 20th Street, 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.

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.

129 20th Street, 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
NY OPERATIONS



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