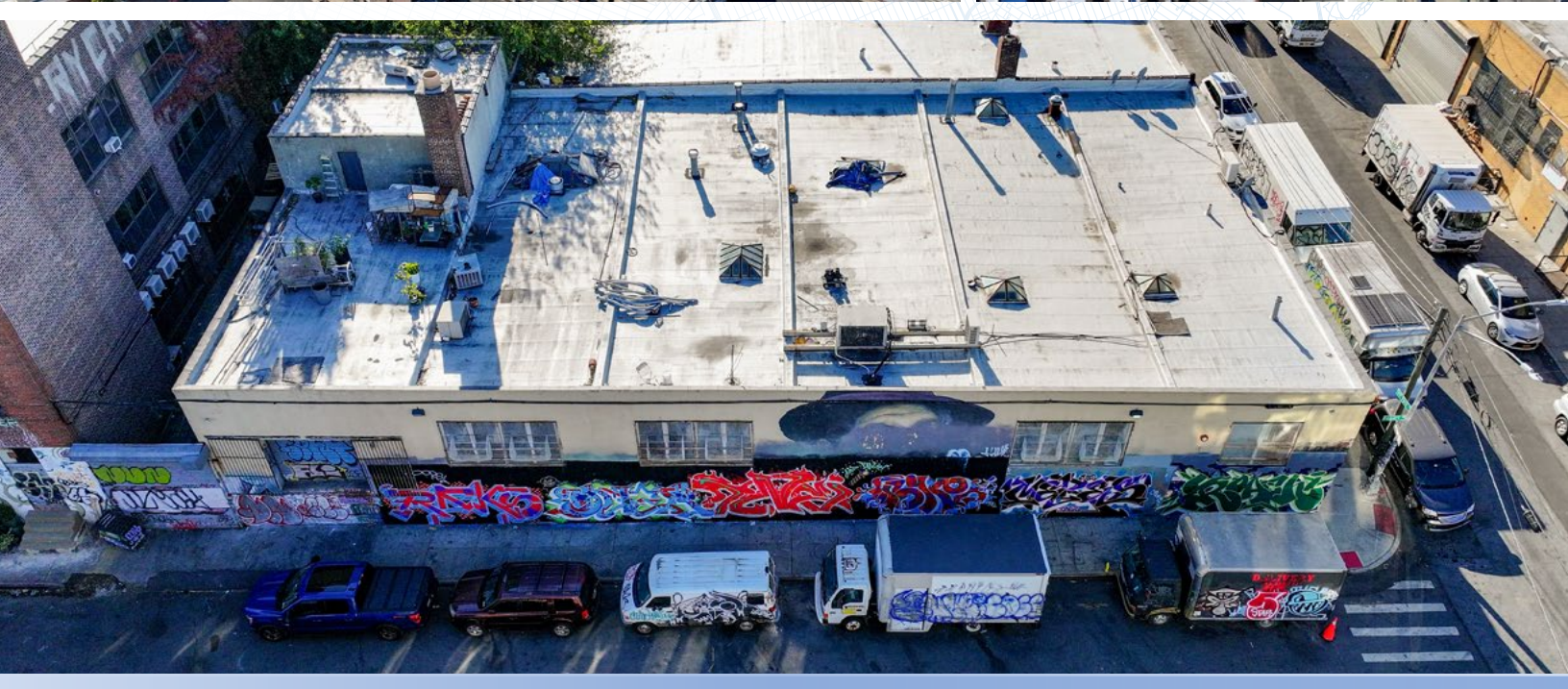
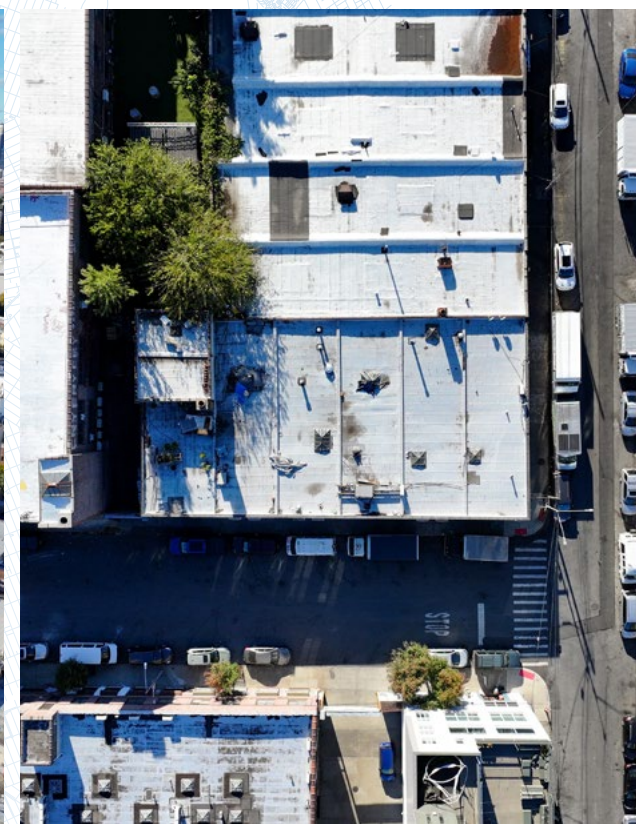
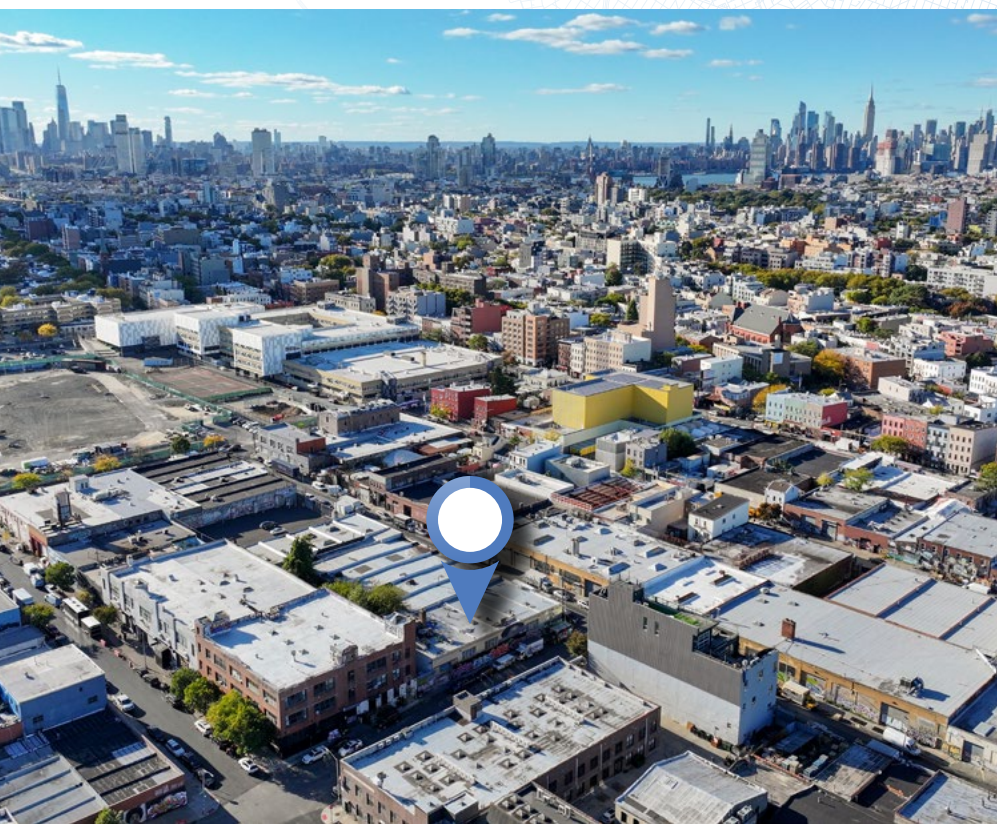


MATTHEWS™

REAL ESTATE INVESTMENT SERVICES



342 Ten Eyck Street
BROOKLYN, NY 11206



OPPORTUNITY



\$4,495,000 (\$523/SF | \$261/BSF)

ASKING PRICE

REDUCED 02/25

ORIGINAL ASKING PRICE: \$4,950,000 (\$575 / SF | \$288 / BSF)



**Single Story Warehouse
w/ Air Rights**

PROPERTY TYPE



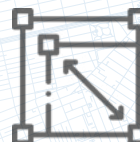
Delivered Vacant

TENANCY



±8,600

SQUARE FOOTAGE



64' x 135'

LOT DIMENSIONS



M1-2 | 2.00

ZONING | FAR



17,200 SF

TOTAL BUILDABLE SF
(COMM.)



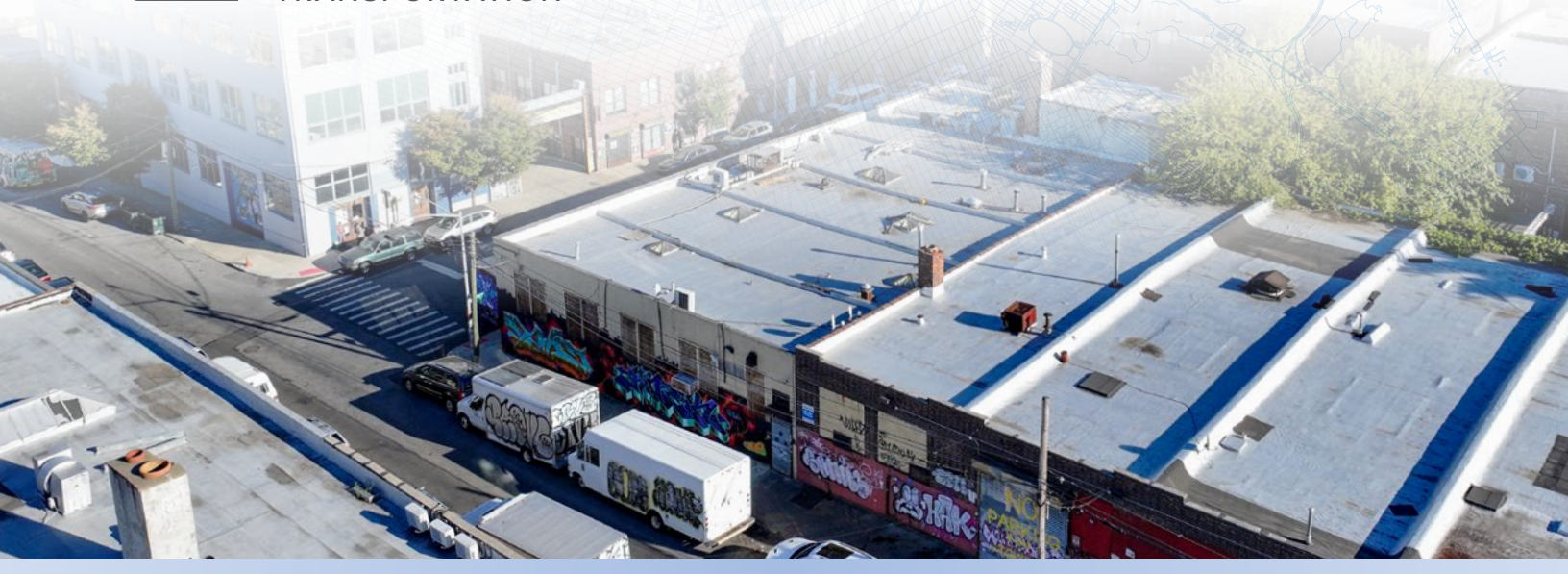
3 Blocks to L-Train

PROXIMITY TO
TRANSPORTATION



Tax Class 4 / \$41,725

REAL ESTATE TAXES



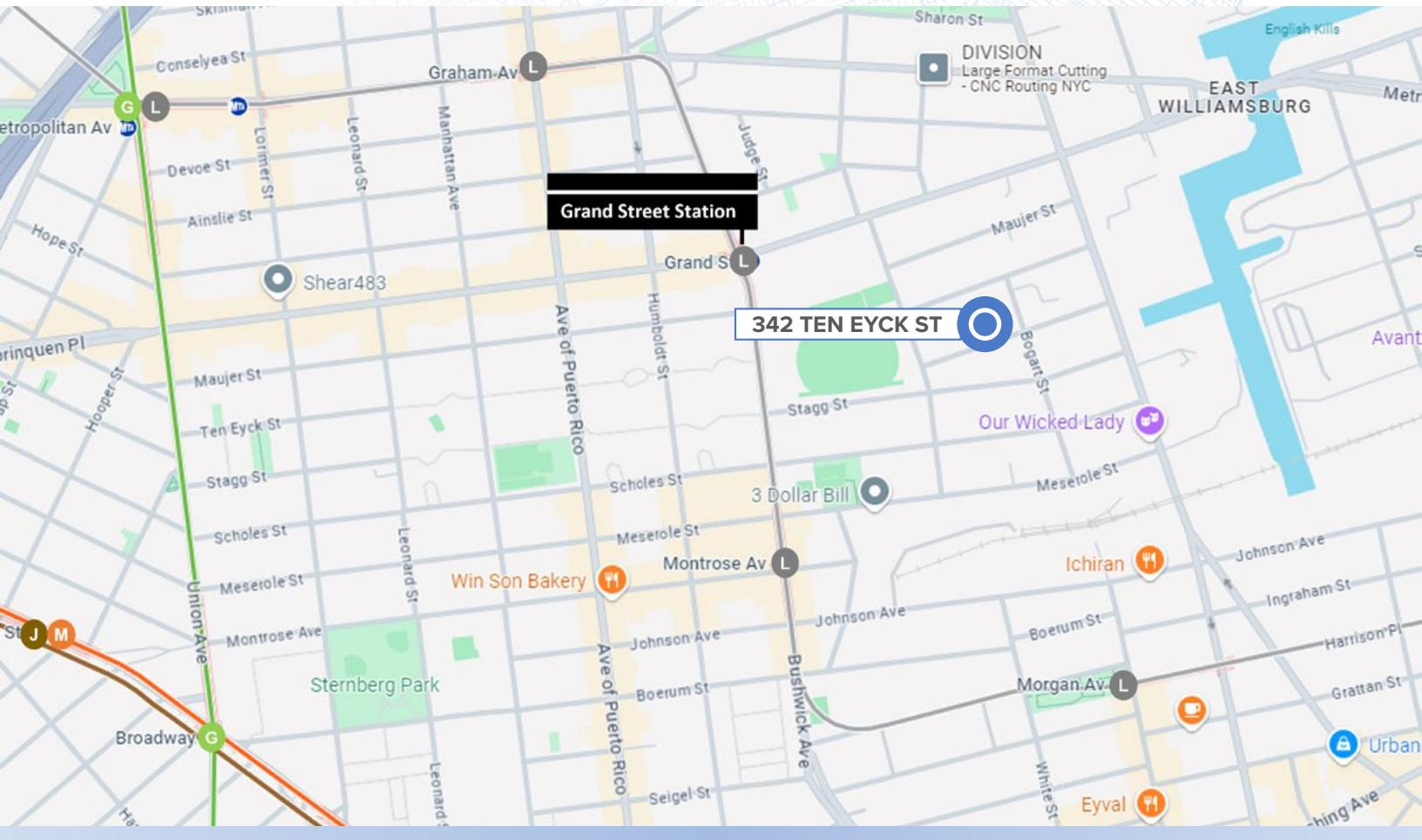
342 TEN EYCK ST, BROOKLYN, NY 11206

Investment Highlights

- **Owner-User Opportunity:** Property will be delivered vacant at closing, presenting a great opportunity for an owner-user.
- **Significant Frontage:** 200' of wraparound frontage on Ten Eyck Street and Bogart Street.
- **Loading Dock:** The building is elevated and has one loading dock with a long curb cut along Bogart Street.
- **Private Parking:** A 12' x 60' strip of vacant land with gated access from Bogart Street provides space for private off-street parking.
- **Development Potential:** 8,600 SF of unused air rights, with a total 17,200 Commercial SF as-of-right, or 41,280 SF for community facility use.
- **Transportation Accessibility:** Within 3 blocks of the L-train at Grand Street, offering access to Bedford Avenue and Union Square within 15 minutes.
- **Famed Location:** Amidst art studios, galleries, manufacturing warehouses, hospitality and retail concepts – an amalgamation of uses that gives E. Williamsburg it's unique appeal.



TAX & TRANSPORTATION MAPS





NEIGHBORHOOD OVERVIEW

EAST WILLIAMSBURG, BROOKLYN

HISTORICAL OVERVIEW

East Williamsburg, Brooklyn, evolved from a 19th-century immigrant hub, growing after the Williamsburg Bridge opened in 1903. Once an industrial area, it declined as manufacturing waned mid-20th century. Revitalized in the 1990s by artists and young professionals, it's now a diverse, gentrifying neighborhood with a blend of industrial and residential spaces and a lively arts scene.

LANDMARKS & POINTS OF INTEREST

- Brooklyn Fireproof – A multi-use art complex with galleries, studios, and a café, popular in the creative community.
- The Well – A historic brewery-turned-beer garden and music venue with a large selection of craft beers.
- Knickerbocker Avenue – A lively street lined with unique shops, restaurants, and street art that showcases the neighborhood's diversity.

PLACES TO VISIT & AMENITIES

- Roberta's Pizza – A renowned pizzeria that helped define East Williamsburg's food scene and is a favorite for locals and visitors.
- Kingsland Wildflowers – A rooftop green space and native plant garden promoting biodiversity and environmental education.
- Bushwick Inlet Park – A nearby waterfront park with green spaces and views of the Manhattan skyline, located on the edge of Williamsburg.

RESIDENTIAL MARKET OVERVIEW

East Williamsburg's residential market, shaped by gentrification and high demand, offers a mix of lofts, condos, and pre-war apartments. The area appeals to young professionals and creatives drawn by its industrial charm and proximity to Manhattan, with rising rental prices and demand for both luxury and affordable units. Residents are attracted to its trendy amenities and close-knit community feel.

DEVELOPMENT MARKET OVERVIEW

East Williamsburg, Brooklyn, has rapidly developed with new residential projects and converted industrial spaces to meet demand from young professionals and creatives. Developers focus on modern, amenity-rich apartments while preserving the area's industrial charm, making it an attractive market close to Williamsburg and Manhattan.

RETAIL MARKET OVERVIEW

East Williamsburg, Brooklyn, has a thriving retail market driven by a mix of local boutiques, trendy cafes, art galleries, and dining spots catering to its diverse, creative community. With ongoing development and a growing residential population, demand for retail space has risen, attracting both independent businesses and popular chains. Retailers are drawn to the area's unique industrial aesthetic and foot traffic from young professionals and visitors, creating a vibrant commercial landscape that balances established neighborhood staples with new, upscale ventures.

FAMOUS PUBLIC FIGURES

East Williamsburg, Brooklyn, has been home to notable public figures, particularly in music and art. James Murphy, co-founder of LCD Soundsystem, exemplifies the area's vibrant indie culture, while acclaimed artist Kara Walker has contributed to its artistic reputation. Their presence has helped shape East Williamsburg into a hub of creativity and innovation.

TRANSPORTATION SNAPSHOT

East Williamsburg, Brooklyn, offers various transportation options, including the L train at Graham Avenue and Montrose Avenue stations for direct access to Manhattan. The neighborhood also benefits from bus routes, the G train, and bike-friendly streets, with the Williamsburg Bridge encouraging cycling as a popular commuting choice. This accessibility enhances mobility for residents within the city.

EAST WILLIAMSBURG'S DISTINCTIVE EDGE

East Williamsburg, Brooklyn, is distinguished by its industrial charm and vibrant creative community, featuring converted warehouses, trendy cafes, and local boutiques. Unlike its more commercialized neighbors, it retains an authentic artistic identity, attracting artists and independent businesses. With relatively affordable housing, a diverse cultural scene, and proximity to the East River waterfront, East Williamsburg offers a unique urban lifestyle that appeals to those seeking creativity and community.

CERTIFICATE OF OCCUPANCY

Date

AUG 16 1968

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supercedes C. O. No.

To the owner or owners of the building or premises: **105702**

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at
342/46 Ten Eyck Street

Block **3029** Lot **27**

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~XXXXXX~~ N.B. or Alt. No.— **Alt. 579-1949**

Construction classification—**Class 3 nonfireproof**

Occupancy classification— **Factory**, Height **1** stories, **14** feet.

Date of completion— **const. 3-12-65**, Located in **Unrestricted** Use District.

A Area, Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	on ground	-	-	-	boiler room
First	onground	30	3	33	factory
		TOTAL: - FACTORY			

FIRE DEPT.
#C 56:

APPROVAL DATED JUNE 27, 1968—(Sprinkler system) and ACCOUNT
1965—(fuel oil)

DOB PROPERTY PROFILE OVERVIEW

342 TEN EYCK STREET		BROOKLYN 11206		BIN# 3070833	
TEN EYCK STREET	342 - 342	Health Area	: 900	Tax Block	: 3029
		Census Tract	: 485	Tax Lot	: 27
		Community Board	: 301	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): WATERBURY STREET, BOGART STREET
 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
 Additional Designation(s): IBZ - INDUSTRIAL BUSINESS ZONE

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: F5-FACTORY/INDSTRUAL

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	2	0	Electrical Applications
Violations-DOB	17	7	Permits In-Process / Issued
Violations-OATH/ECB	2	1	Illuminated Signs Annual Permits
This property has 1 open DOB "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit.			Plumbing Inspections
Jobs/Filings	4		Open Plumbing Jobs / Work Types
ARA / LAA Jobs	0		Facades
Total Jobs	4		Marquee Annual Permits
Actions	16		Boiler Records
			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

OR Enter Action Type:

OR Select from List:

AND

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 **342 Ten Eyck Street, Brooklyn, NY 11206** ("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.

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

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