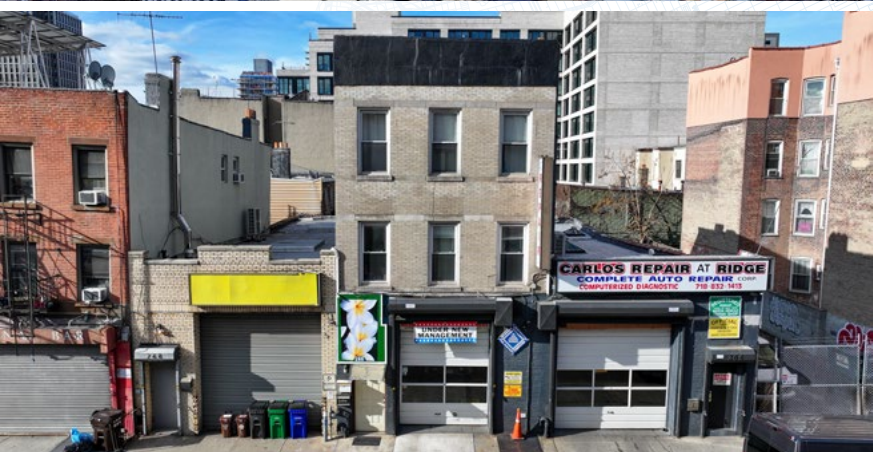
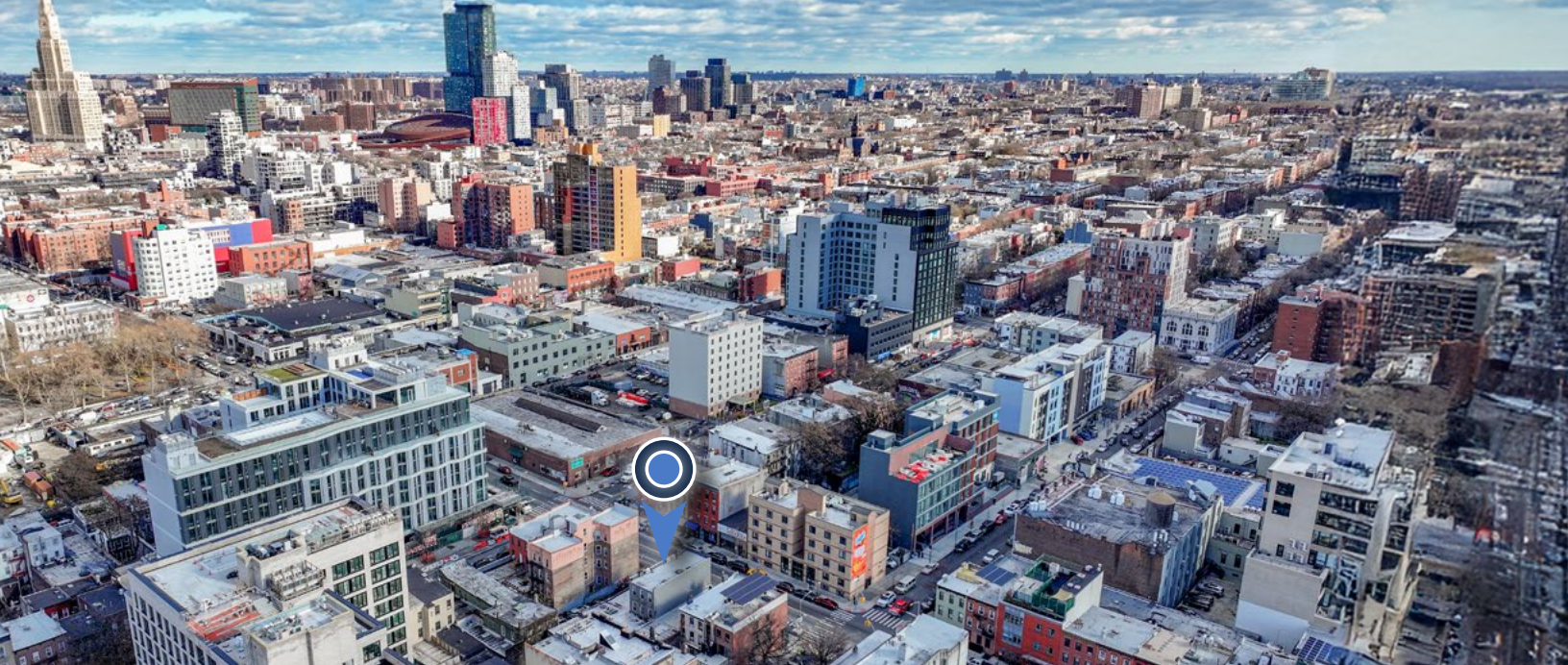


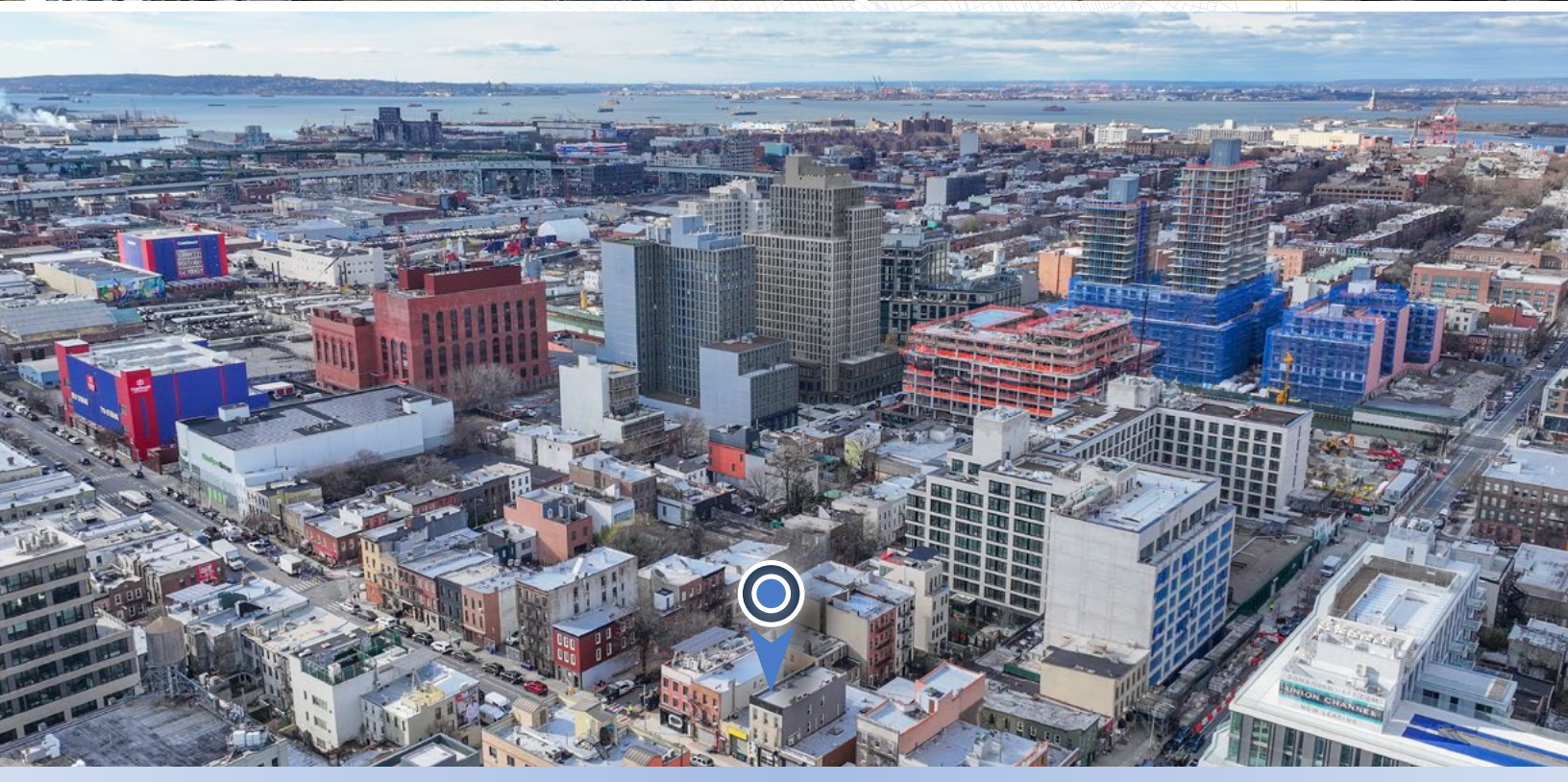
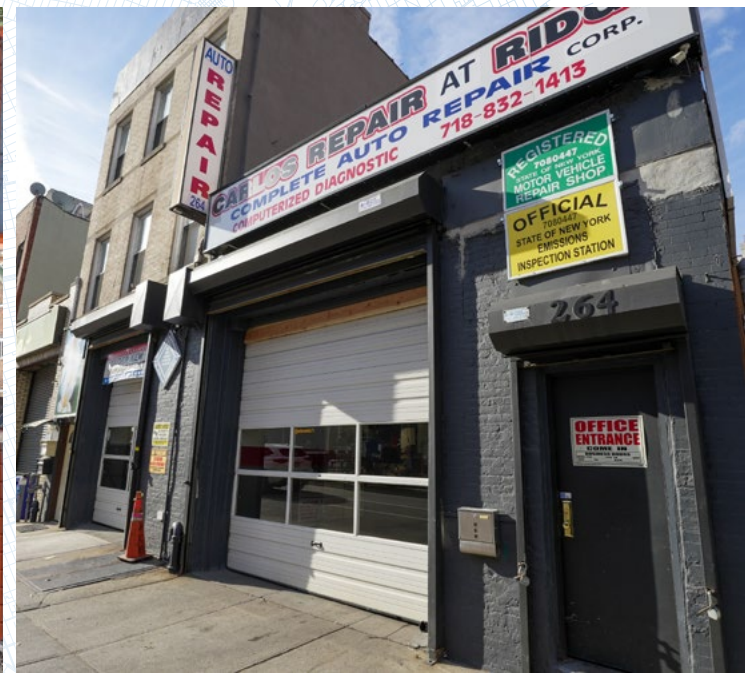


**264 & 268 3RD AVENUE**  
BROOKLYN, NY 11215











# DEVELOPMENT MAP



**420 Carroll Street**

- 360 rental units over retail
- Now leasing

**313-315 Bond Street**

- 604 rental units over retail leasing
- 2025 completion date

**267 Bond Street**

- 517 rental units over retail
- 2025 completion date

**320 & 340 Nevins Street**

- 660 rental units over retail
- Development phase

**499 President Street**

- 350 rental units over retail
- 2025 completion date

**545 Sackett Street**

- 241 rental units over retail
- Development phase

**585 Union Street**

- 216 rental units over retail
- Pre-leasing now

**SUBJECT PROPERTIES**



# OPPORTUNITY



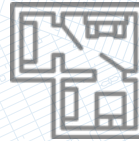
**\$5,300,000**

ASKING PRICE



**Value-Add / Redevelopment**

OPPORTUNITY TYPE



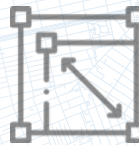
**3 Residential / 2 Commercial**

UNIT MIX



**Commercial Space**

CAN BE DELIVERED VACANT



**±6,944 SF**

EXISTING SF



**±11,038 SF**

BUILDABLE SF



**60' Frontage**

ON 3RD AVENUE



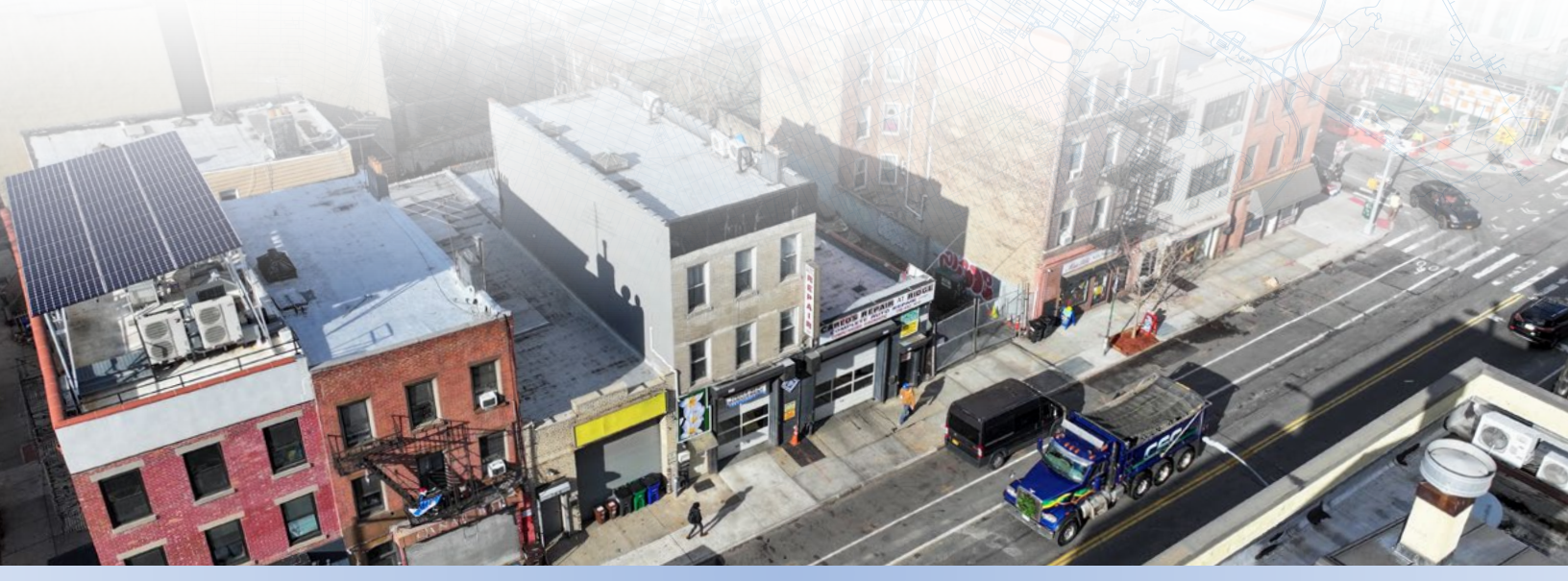
**R6A / R6B / M1-4 | 2.00 – 3.00**

ZONING | FAR



**Class 4 | \$44,351**

TAX CLASS | RE TAXES

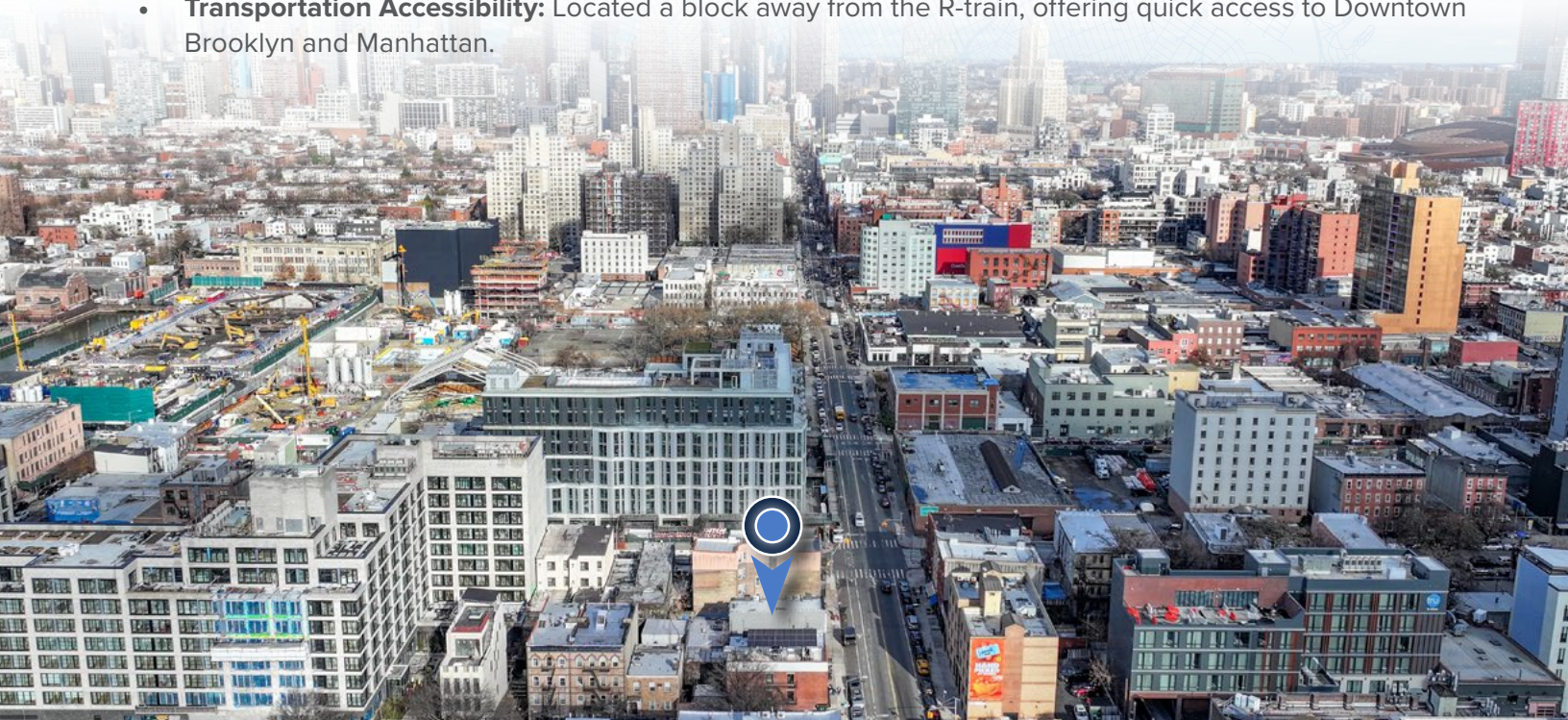




# 264 & 268 3RD AVENUE, BROOKLYN, NY 11215

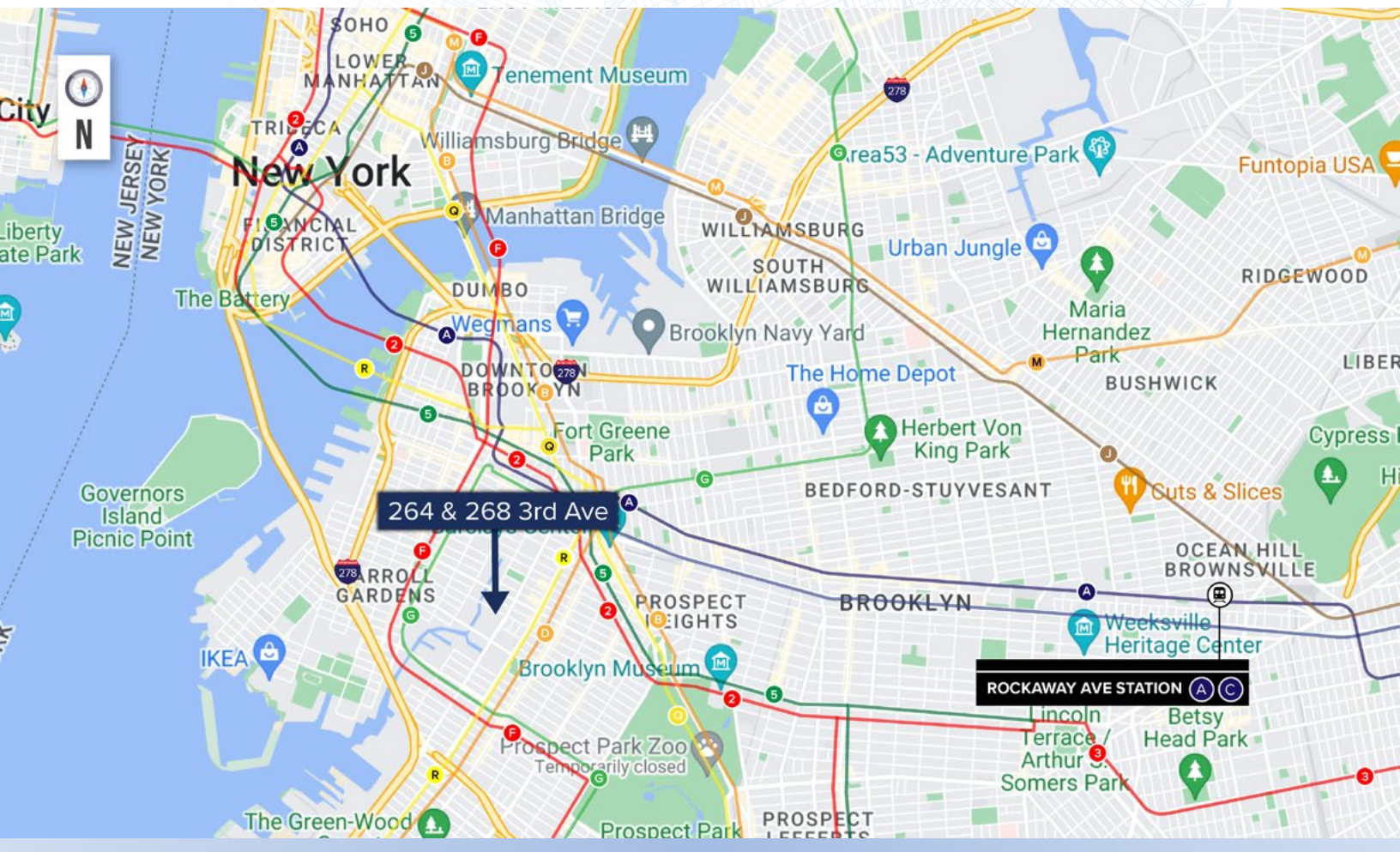
## Investment Highlights

- **Owner-User / Value-Add Opportunity:** Prime live/work opportunity with 60' of frontage on 3rd Avenue, situated at the epicenter of the Gowanus Rezoning. This property offers unparalleled potential for owner-users to make their mark on the future of Gowanus while benefiting from the neighborhood's transformation.
- **Two Tax Lots (Buildings Can Be Sold Separately):**
  - **Commercial Building:**
    - Single-Story, 20' x 75' footprint (±1,500 SF)
    - Includes ±1,500 SF of residential air rights for potential development
  - **Mixed-Use Property:**
    - Irregular 40' x 100' ground floor commercial space
    - Two residential apartments (3BR/1BA) each built 19' x 50'
- **Burgeoning Neighborhood:** Located in the epicenter of the Gowanus Rezoning with over 3,000 units being developed within a few blocks.
- **Available Air Rights:** The properties have combined ±11,038 buildable square feet, ±4,094 SF of which are unused air rights for future expansion, development, or disposition.
- **Fully Free-Market:** The property is fully free market, allowing future ownership to capitalize on neighborhood improvement.
- **Transportation Accessibility:** Located a block away from the R-train, offering quick access to Downtown Brooklyn and Manhattan.





# TAX & TRANSPORTATION MAPS







# NEIGHBORHOOD OVERVIEW

## GOWANUS, BROOKLYN: INDUSTRIAL ROOTS AND ARTISTIC FLAIR

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.

## LANDMARKS & POINTS OF INTEREST

- **Gowanus Canal:** Though notorious for its past pollution, the canal is central to the area's identity and the focus of major revitalization efforts.
- **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.

## PLACES TO VISIT & AMENITIES

- **Gowanus Dredgers Canoe Club:** Promotes waterfront access and activities.
- **The Bell House:** A music and events venue in a 1920s warehouse.
- **Thomas Greene Park:** Offers outdoor recreation including a public pool.





**GOWANUS**  
DEMOGRAPHICS WITHIN 3 MILES  
OF THE SUBJECT PROPERTIES

POPULATION

**1,149,049**

MEDIAN HOUSEHOLD INCOME

**\$82,878**

MEDIAN HOME VALUE

**\$1,008,597**





# MARKET ANALYSIS

GOWANUS, BROOKLYN, NY

## RESIDENTIAL MARKET OVERVIEW

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 OPTIONS

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.



# DOB PROPERTY PROFILE OVERVIEW

## 264 3RD AVE

|                     |           |                       |          |                     |       |
|---------------------|-----------|-----------------------|----------|---------------------|-------|
| <b>264 3 AVENUE</b> |           | <b>BROOKLYN 11215</b> |          | <b>BIN# 3336234</b> |       |
| 3 AVENUE            | 262 - 266 | Health Area           | : 4300   | Tax Block           | : 440 |
|                     |           | Census Tract          | : 119.01 | Tax Lot             | : 36  |
|                     |           | Community Board       | : 306    | 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):              | UNION STREET, PRESIDENT 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:   | HAZMAT/NOISE                   | Grandfathered Sign: | NO  |
| Legal Adult Use:              | NO                             | City Owned:         | NO  |
| Additional BINs for Building: | NONE                           |                     |     |
| Additional Designation(s):    | MIH - MIH AREA                 |                     |     |
| HPD Multiple Dwelling:        | No                             |                     |     |

Special District: G - GOWANUS MIXED USE

This property is located in an area that may be affected by the following:

|  |     |   |
|--|-----|---|
| Tidal Wetlands Map Check:              | No  |   |
| Freshwater Wetlands Map Check:         | No  | <a href="#">Click here for more information</a> |
| Coastal Erosion Hazard Area Map Check: | No  |   |
| Special Flood Hazard Area Check:       | Yes |   |

Department of Finance Building Classification: G2-GARAGE/GAS STAT'N

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 | <a href="#">Elevator Records</a>                 |
|---|-------|------|--|
| <a href="#">Complaints</a>                                  | 2     | 0    | <a href="#">Electrical Applications</a>          |
| Violations-DOB  | 0     | 0    | <a href="#">Permits In-Process / Issued</a>      |
| Violations-OATH/ECB   | 0     | 0    | <a href="#">Illuminated Signs Annual Permits</a> |
| Jobs/Filings  | 0     |      | <a href="#">Plumbing Inspections</a>             |
| <a href="#">ARA / LAA Jobs</a>                              | 1     |      | <a href="#">Open Plumbing Jobs / Work Types</a>  |
| Total Jobs  | 1     |      | <a href="#">Facades</a>                          |
| Total Actions   | 0     |      | <a href="#">Marquee Annual Permits</a>           |
| OR Enter Action Type: <input type="text"/>                  |       |      | <a href="#">Boiler Records</a>                   |
| OR Select from List: <input type="text" value="Select..."/> |       |      | <a href="#">DEP Boiler Information</a>           |
| AND <input type="checkbox"/> Show Actions                   |       |      | <a href="#">Crane Information</a>                |
|   |       |      | <a href="#">After Hours Variance Permits</a>     |



# DOB PROPERTY PROFILE OVERVIEW

## 268 3RD AVE

|                     |           |                       |          |                     |       |
|---------------------|-----------|-----------------------|----------|---------------------|-------|
| <b>268 3 AVENUE</b> |           | <b>BROOKLYN 11215</b> |          | <b>BIN# 3007348</b> |       |
| 3 AVENUE            | 268 - 268 | Health Area           | : 4300   | Tax Block           | : 440 |
|                     |           | Census Tract          | : 119.01 | Tax Lot             | : 38  |
|                     |           | Community Board       | : 306    | 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):              | UNION STREET, PRESIDENT 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:   | HAZMAT/NOISE                   | Grandfathered Sign: | NO  |
| Legal Adult Use:              | NO                             | City Owned:         | NO  |
| Additional BINs for Building: | NONE                           |                     |     |
| Additional Designation(s):    | MIH - MIH AREA                 |                     |     |
| HPD Multiple Dwelling:        | No                             |                     |     |

Special District: G - GOWANUS MIXED USE

This property is located in an area that may be affected by the following:

|  |     |   |
|--|-----|---|
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| Violations-DOB                             | 0     | 0    | <a href="#">Permits In-Process / Issued</a>      |
| Violations-OATH/ECB                        | 0     | 0    | <a href="#">Illuminated Signs Annual Permits</a> |
| Jobs/Filings                               | 0     |      | <a href="#">Plumbing Inspections</a>             |
| <a href="#">ARA / LAA Jobs</a>             | 1     |      | <a href="#">Open Plumbing Jobs / Work Types</a>  |
| Total Jobs                                 | 1     |      | <a href="#">Facades</a>                          |
| Total Actions                              | 0     |      | <a href="#">Marquee Annual Permits</a>           |
| OR Enter Action Type: <input type="text"/> |       |      | <a href="#">Boiler Records</a>                   |
| OR Select from List: <input type="text"/>  |       |      | <a href="#">DEP Boiler Information</a>           |
|  |       |      | <a href="#">Crane Information</a>                |



# 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 **264-268 3rd Avenue, Brooklyn, NY 11215** ("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.



# 264 & 268 3RD AVENUE

BROOKLYN, NY 11215

**MATTHEWS**<sup>™</sup>  
REAL ESTATE INVESTMENT SERVICES



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