

183 Concord Street

Commercial Building : Downtown Brooklyn

\$3,250,000 (Approx. \$705 /Sq.Ft.)

- 8 Rooms
- 2 Baths

Lot Dimensions: 25x100
Building Dimensions: 25x94
Bldg Sq. Footage: 4,608
Zoning: E9



As co-exclusive agents, Eastern Consolidated and The Corcoran Group are pleased to offer for sale 183 Concord Street (the "Property"), a two-story $\pm 4,700$ square foot warehouse building with a second floor loft style office space located in Downtown Brooklyn. The Property features tremendous accessibility near the Manhattan Bridge and the Brooklyn-Queens Expressway creating a rare opportunity for users, artists/designers, trade-based businesses or storage and investors to acquire a building that will be delivered vacant at closing or upon expiration of the ground floor storage tenant's lease expiration in September 2014 and the two second floor offices for which there are approved residential plans on file is being vacated. The building's ground floor consists of a warehouse featuring $\pm 13.5'$ ceilings and an automatic garage door. The second floor is accessible via a staircase along the northern side of the building and is currently configured as a loft. The Property is situated a $\pm 25'$ x $\pm 100'$ parcel between Gold and Duffield Street. This special investment opportunity merits your close consideration for the following reasons: $\pm 4,700$ Square Foot, 2-Story Warehouse With possibility of 2nd Floor Loft Style Apartment Excellent Opportunity For Users Or As A Live-Work Property.

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