

**COMPLETED NEW CONSTRUCTION
LUXURY RESIDENTIAL BUILDING FOR SALE:**

109 Gold Street

Vinegar Hill/DUMBO - Brooklyn, NY



Realty Services



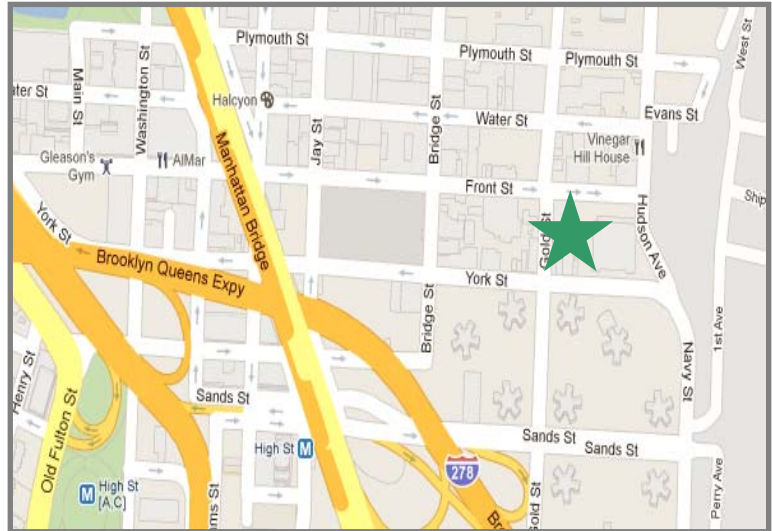
The subject is a fully completed, new construction, 33 unit, luxury residential building, located in the Vinegar Hill/DUMBO neighborhood of Brooklyn. The building features a 15 year 421-A Tax Abatement, 17 on site parking spaces, bike storage, tenant storage area, pre-wired for FiOS and Time Warner Cable, private entry garden & oversized lobby w/ WiFi and common roof terrace w/ Manhattan, Brooklyn and Bridge Views.

The building's 33 units average approximately 725 SF and range from studio through 2-bedroom homes, some w/ home offices. Most units feature out door space and all units feature oversized windows w/ Nordic White Ash flooring. The units also feature: Caesarstone countertop & backsplash; integrated Libeherr Refrigerator; Bosch cooktop, oven, microwave, and dishwasher; stainless steel sink w/ garbage disposal; Zuma soaking tub w/ rainshower; custom vanity w/ integrated Corian sink & Toto dual-flush toilet.

The surrounding Vinegar Hill/DUMBO neighborhood is amidst a major re-development and six projects, totaling over 500K SF, are coming on-line w/ rental prices of \$50+ PSF and condominium prices upwards of \$1,000 PSF. 109 Gold Street is conveniently located two blocks from the F train, which runs through Brooklyn & Manhattan, and two blocks away from the Brooklyn & Manhattan Bridges and Brooklyn Queens Expressway entrances.

109 Gold Street has obtained the final Certificate of Occupancy, as of December 6th 2011. For more information, including a full marketing prospectus, please contact one of the individuals below.

Address:	109 Gold Street, Brooklyn, NY 11201	
Location:	Located on the east side of Gold Street between Front & York Streets.	
Block / Lots:	56 / 2,34,35	
Lot Dimensions:		
Lot 2:	26' x 50'	approx. Irreg.
Lot 34:	21' x 85'	approx. Irreg.
Lot 35:	54' x 102'	approx. Irreg.
Building Dimensions:		
Building Size:	55' x 102'	approx.
Stories:	7	
Square Footage:	36,944	Sq. Ft.
Zoning:	R6A/C2-4	
FAR:	3.00	
Lot Size:	9,008	Sq. Ft.
Total Buildable Sq. Ft.:	27,024	Sq. Ft.
Minus Existing Structure:	36,944	Sq. Ft.
Available Air Rights:	(9,920)	Sq. Ft.



For further information or inspection, please contact Exclusive Agents:

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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