

Brooklyn SPACE

BROOKLYN DAILY EAGLE & Daily Bulletin

FRIDAY, FEBRUARY 11, 2005

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Development Sites, Building Sales Update

Greiner-Maltz Has Buildings for Sale, Including Potential Conversion Sites

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Brooklyn Daily Eagle

BROOKLYN — Greiner-Maltz reports two new listings for Brooklyn buildings, including two that have residential conversion potential, according to Greiner-Maltz sales director **David Junik**, who has the exclusive on two of the listings, representing the sellers.

Available for Sale

One of the potential residential development/conversion sites is at 139 N. 10th St., between Berry Street and Bedford Avenue in Williamsburg. The asking price is \$6 million.

The existing circa-1910, 28,000-square-foot five-story building sits on a lot that is 75 feet by 100 feet.

Ideal as a loft conversion, the commercial/industrial building is currently vacant. It has attractive brick details, an elevator and new windows on all four sides, according to Junik. The lot, which is 7,500 square feet, is zoned R6/M1-2.

Junik is also representing the seller for a building at 784 Union St. in the newly "hot" South Slope area of Park Slope. The asking

price is \$4.3 million.

Junik describes this building as "prime office/retail space," although it is also in an R6 zone and has residential development potential.

The existing circa-1920 brick building sits on a lot 40 feet by 95 feet and contains 6,150 square feet.

It has a usable basement, new roof, central air-conditioning, and an attractive lobby with a new passenger elevator, according to Junik.

Recent Sale

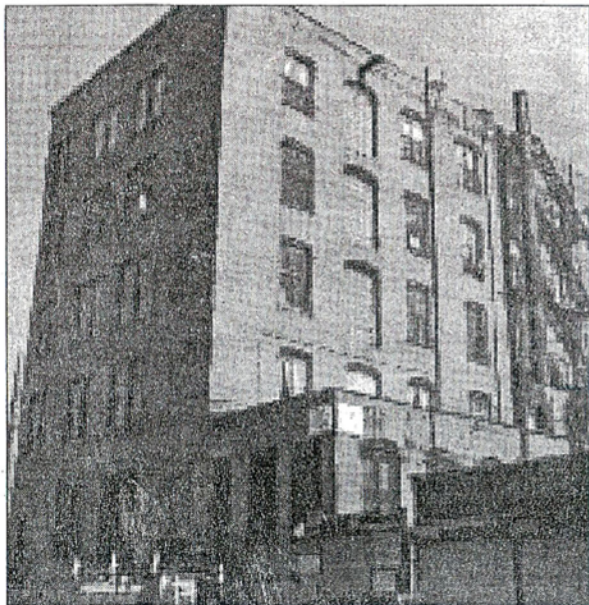
A third building, a vacant Brooklyn Navy Yard-adjacent building, sold recently for \$2 million, according to Greiner-Maltz sales agent **Adrian Smilovici**. Information on the purchaser was not available at press time.

The three-story circa-1930 building is at 66 Washington Ave. in Clinton Hill. It sits on a lot 40 feet by 100 feet and contains approximately 11,000 square feet.

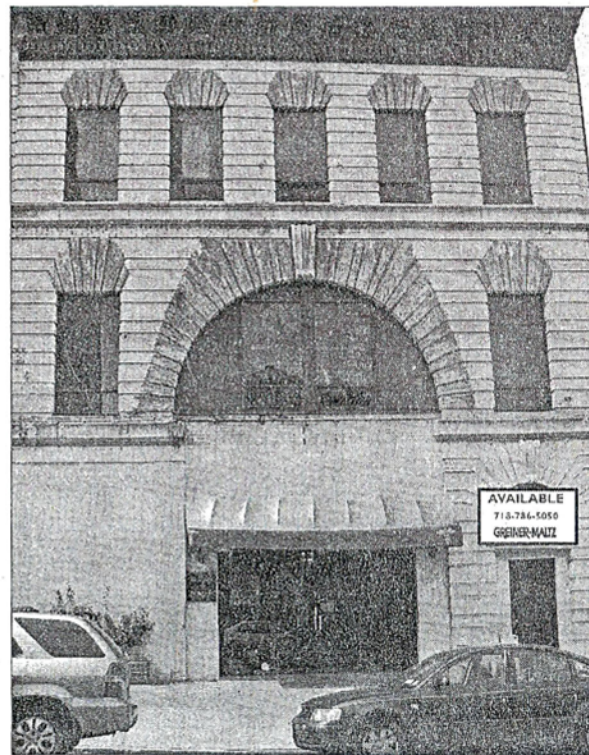
Promoting it as "prime for renovation," Smilovici said it could easily become a school or office building.

The zoning is currently M1 but there is a proposed R6 re-zoning that would include this site.

The corner building is located just six blocks from a BQE entrance.



This building, at 139 N. 10th St. in Williamsburg, is a potential residential conversion site, according to David Junik of Greiner-Maltz.



784 Union St. in the South Slope area of Park Slope, above, is a prime office or retail site.

Photos courtesy of Greiner-Maltz