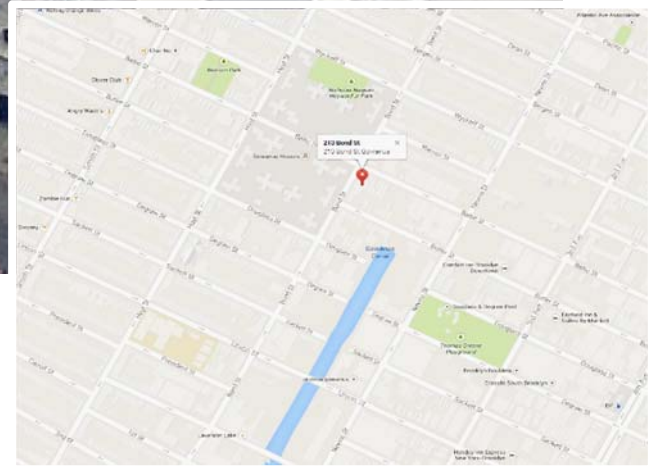


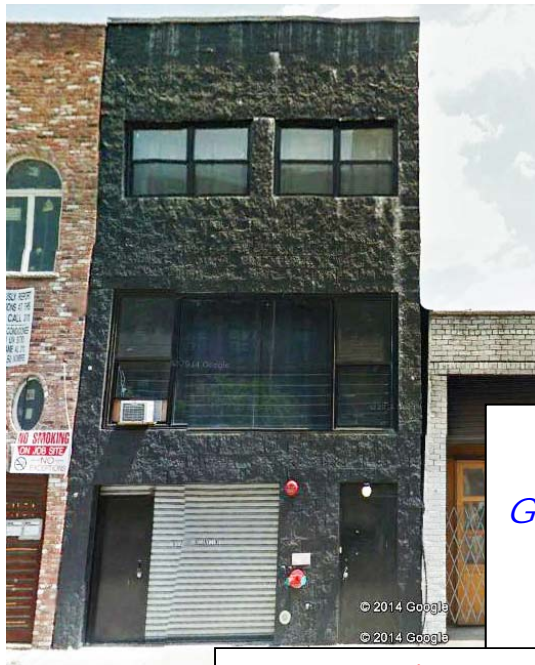
Gowanus / Boerum Hill

2 Retail Levels (9' Ceilings)

+ Residential Duplex w/3 Decks - 4,550 SF



213 Bond Street – Between Butler and Baltic
Building is New Construction - Finished 2010
Gowanus is a Rapidly Emerging Neighborhood
Surrounded by Boerum Hill, Carrol Gardens,
Cobble Hill and Park Slope.



Building will be delivered VACANT
Heating \$11,000/A LL Electric & Hot Water \$100/Mo Each
Real Estate Taxes - \$34,514/A

Building for Sale

\$2,900,000

Possession Arranged

For Private Showing Call:

Paul G. W. Fetscher CCIM, SCLS
Great American Brokerage

(516) 889-7200 Fax (516) 889-5113

GtAmerican@aol.com

www.RestaurantExpert.com

All information is from sources deemed reliable. Offerings are made subject to errors, omissions, prior acceptance and withdrawal without notice

Please Be Discreet DO NOT speak to anyone on premises