

**GOWANUS**  
**CORNER COMMERCIAL CONDOMINIUM**  
**PERFECT FOR OFFICE/RETAIL USER**



**161 12<sup>th</sup> Street, Brooklyn, NY 11215 – Ground Floor  
Commercial Condominium**

Exclusive Agents:  
Anand Melwani and Eli Zempsky  
ARM Real Estate Group LLC  
894 6<sup>th</sup> Avenue, Suite 604  
New York, NY 10001  
(646)-859-3663  
[ez@armre.com](mailto:ez@armre.com)  
[www.armre.com](http://www.armre.com)

\*All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice.

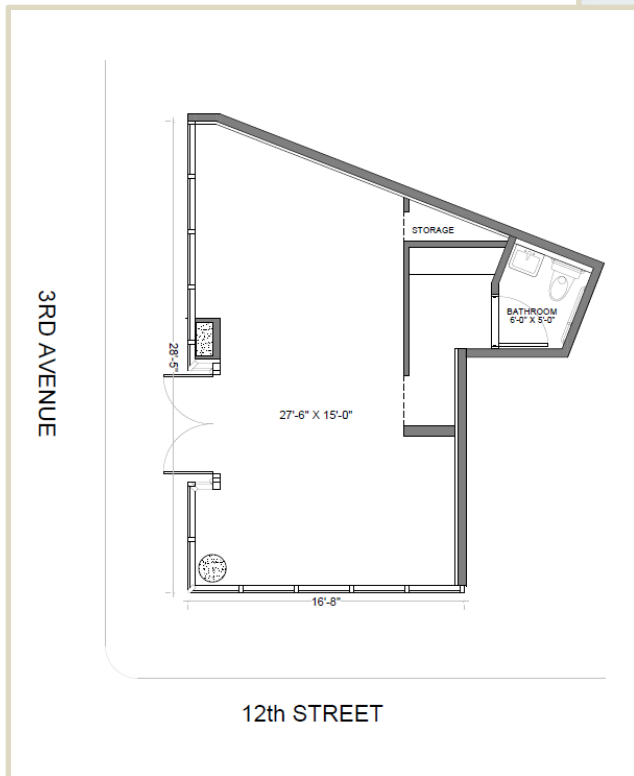
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**Description:** 484 Square Foot Ground Floor Condominium at the base of a luxury boutique mixed-use building. The property was built in 2020 and contains 8 residential apartments and 1 commercial space. The space is fully finished with:

- Venetian Plastered walls
- Concrete shot-blasted floors
- Modern Bathroom
- Sleek ductless HVAC system
- 11-foot ceilings
- Allowed to use the common areas of the building including lobby lounge and kitchenette, bicycle storage, fitness center and rooftop

|                            |             |
|----------------------------|-------------|
| Block/Lot                  | 1021/1401   |
| Percentage Common Interest | 7.6923%     |
| Zoning                     | R6A/C2-4    |
| Common Charges             | \$1,989/yr. |
| Taxes                      | \$4,337/yr. |

**Price: ~~\$625,000~~ PRICE BREAK \$499,000**



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