

# THE JANSIZIAN GROUP, LTD.

LICENSED REAL ESTATE BROKERS

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Be ahead of the curve!

We have seen it so many times — First there was Soho, followed by Chelsea, Williamsburg, Dumbo, and the Meat Packing District. Artists moved into declining, dilapidated, industrial areas and created exciting, vibrant neighborhoods. Then the wealthy investors moved in.

Now there is Red Hook, an industrial neighborhood that is right now becoming home to artists and will become home to wealthy investors. The signs are all there — the parking lot at Fairway is already over-jammed; the local eateries on the strip in Red Hook serve grass-fed beef.

Usually the pioneers buy in low, wait a few years, and then sell for windfalls. Rarely does a pioneer buy in, renovate, and sell quickly.

We are able and happy to offer you a renovated artist's dream in Red Hook — an amazing area to create art today and a promising long-term investment.

Three industrial buildings have been combined into one spectacular 13,500 square foot space that is ideal for creating and exhibiting paintings, sculpture, movies, video, music, theater, dance and much, much more.

This property has a legal apartment, an amenity almost unheard of in formerly industrial buildings in Red Hook.

The buildings house multiple workspaces, galleries, offices, bathrooms, living quarters, as well as a cafeteria and communal recreation and outdoor space. There are ceiling heights of 14 feet, multiple skylights, fully updated plumbing and electrical, and a large flat roof just begging for a deck to enjoy the view of the Statue of Liberty, Manhattan skyline, New York Harbor, New Jersey and beyond.



Photos can't do this justice, but we've tried — so look below.

**THE JANSIZIAN GROUP, LTD.**

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[www.JANREALESTATE.com](http://www.JANREALESTATE.com)

Large Gallery – view to back of building



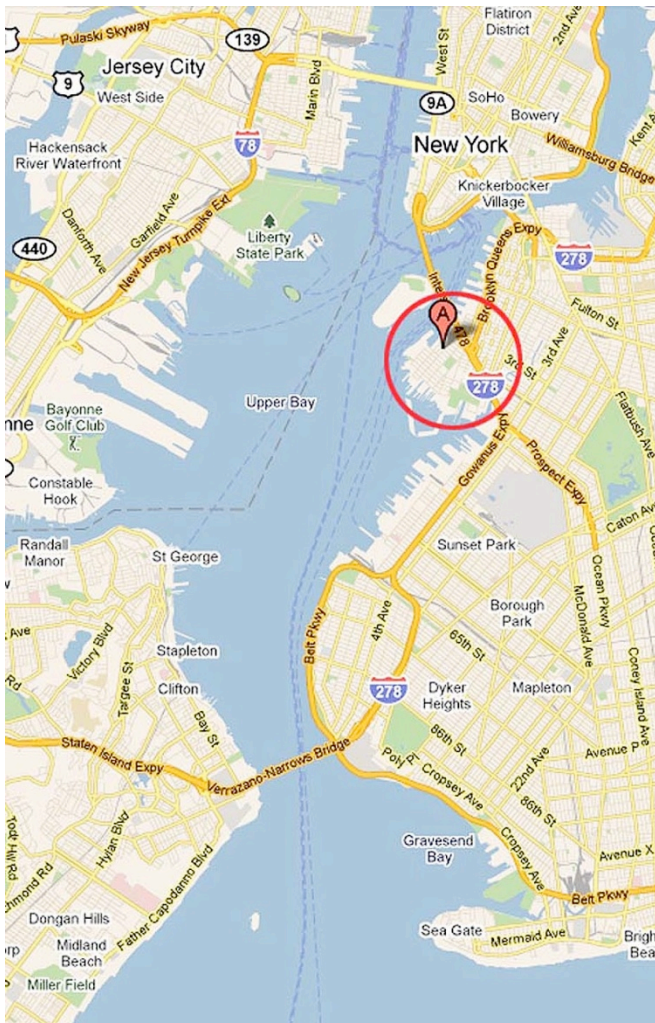
Large Gallery – view toward street



## Large Studio Workspace – (Note Airstream trailer in upper right corner for scale)



More photos can be found in a 2009 New York magazine article featuring the transformation of this space – <http://nymag.com/homedesign/fall2009/59896/>



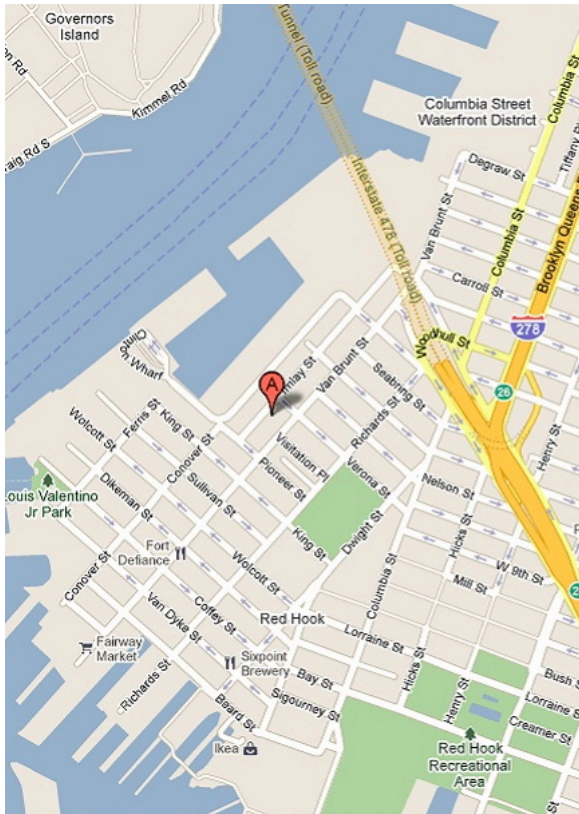
## Red Hook – The Neighborhood

Red Hook is a 680-acre section of Brooklyn located directly across the harbor from lower Manhattan. One of the oldest neighborhoods in New York, its waterfront has one of the most spectacular views in all of New York City. The Manhattan skyline, the Statue of Liberty, and the Verrazano Bridge can all be seen simultaneously from sites that are, absent current zoning, well suited for residential and mixed-use.

Red Hook's old-world charm and low-key vibe attracts burgeoning artists. The Brooklyn Waterfront Artists Coalition exhibit space is housed there in a waterfront, civil-war-era building.

It is home to many long-standing and revered establishments, such as Sunny's Bar, Steve's Authentic Key Lime Pies, Baked, and Alma's. It has also attracted new businesses such as Fairway and IKEA and is the departure point for the Queen Mary II and Carnival Cruise Lines.

We'd love to give you a tour!



## Property Details

Building address: 133-139 Imlay Street

Neighborhood: Red Hook, Brooklyn

Block and Lot: Block 529. Lots 13, 17 and 18.

Year built: Approximately 1920. Renovated 2010.

Building Area: Total -- 13,550 square feet  
12,300 square feet on the ground floor  
1,250 square feet on the second floor

Layout: North building, 1 story, lot 13 -- 6160 Sq. Ft.  
Sculpture/art studio, office, bathroom

Center building, 2 stories, lot 17 -- 3,275 Sq. Ft.  
Ground floor: cafeteria, photo studio  
Second floor: Bedroom, living room, bathroom

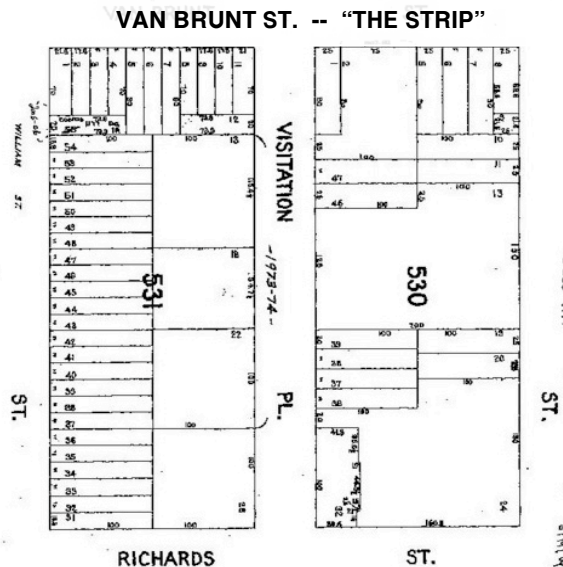
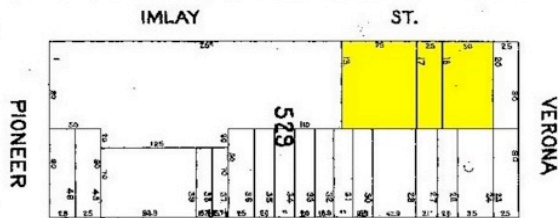
South building, 1 story, lot 18 -- 4,115 Sq. Ft.  
Open finished area suitable for exhibition space,  
painting studio, etc, office, bathroom

Heat: Gas/hot air

Electric Service: 2,700 Amps (Probably more electricity than any non-Industrial use would need.)

Views: A deck on the roof would have world-class views of the New York harbor and Manhattan skyline.

Asking Price: \$3.800,000



## Contact Exclusive Agent

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**Shown by Appointment**

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