

September 24, 2014

## Gowanus Condo Asks \$4.395 Million



When we first saw this listing asking \$4,395,000, we thought it was for the whole house. Then we realized it's a condo. For that kind of money, you could buy a whole brownstone, renovated, with details, in Carroll Gardens.

But it turns out the ask isn't so crazy after all on a per square foot basis. The building at 459 Carroll Street in Gowanus was converted into two condos in 2006 by the sellers, and this is the first unit up for sale.

The 19th century factory building is very large at 25 feet wide by about 64 feet deep, plus there is an extension on the ground floor that takes up the rest of the 100 foot lot. (So no garden.) The unit for sale, No. 1, has about 3,300 square feet of living space on the first and second floors. There is also a terrace and an art studio in the cellar.

The renovation has very much kept the industrial vibe, with a metal stair, white painted exposed brick, and high ceilings. The building housed a factory making ink and brushes in the late 1880s, according to the listing.

The ask works out to be about \$1,330 per square foot. It may be high for Gowanus but it's not unusual for prime Brooklyn these days. How do you think this sale could affect prices in the area?