

1,880
Gross SF

NEW CONSTRUCTION
Luxury Mixed-Use Building

PARK SLOPE
Location

Ariel Property Advisors has been retained on an exclusive basis to arrange for the sale of the corner commercial condominium unit at 613 Baltic Street, which is a brand new 44-unit luxury building developed by JDS Development. The property is situated on the corner of 4th Avenue and Baltic Street in Park Slope, Brooklyn.

The commercial condominium unit totals 1,880 square feet and is designated for retail use. The unit has its own bathroom and an entrance along 4th Avenue. The unit offers 39' of frontage on 4th Avenue, which is Park Slope's most heavily trafficked commercial thoroughfare, and also 58' of frontage on Baltic Street.

This space benefits significantly from the building's ideal location. Abundant transportation options via Atlantic Terminal (2, 3, 4, 5, B, D, N, Q, R, LIRR), proximity to Prospect Park, high-quality schools, dining, nightlife and shopping options make Park Slope one of New York City's most desirable residential enclaves. Furthermore, over 5,000 residential units are under construction within 1 square mile of 613 Baltic Street, adding to the demand for more retail options.

Please contact our office for more details.



PROPERTY INFORMATION

Address	615 Baltic Street - Retail Condo, Brooklyn, NY 11217	
Location	Northeast corner of Baltic Street and 4th Avenue	
Block/Lot	937 / 1346	
Total Area	1,880	Sq. Ft. (approx.)
Real Estate Taxes (19/20)	\$19,612	
Common Charges	\$8,033*	

* Based on the current Schedule A projections for the 1st year of condominium operation.

ASKING PRICE: \$1,895,000

FOR MORE INFORMATION PLEASE CONTACT OUR EXCLUSIVE SALES AGENTS AT 212.544.9500 / arielpa.nyc

Sean R. Kelly x59
srkelly@arielpa.com

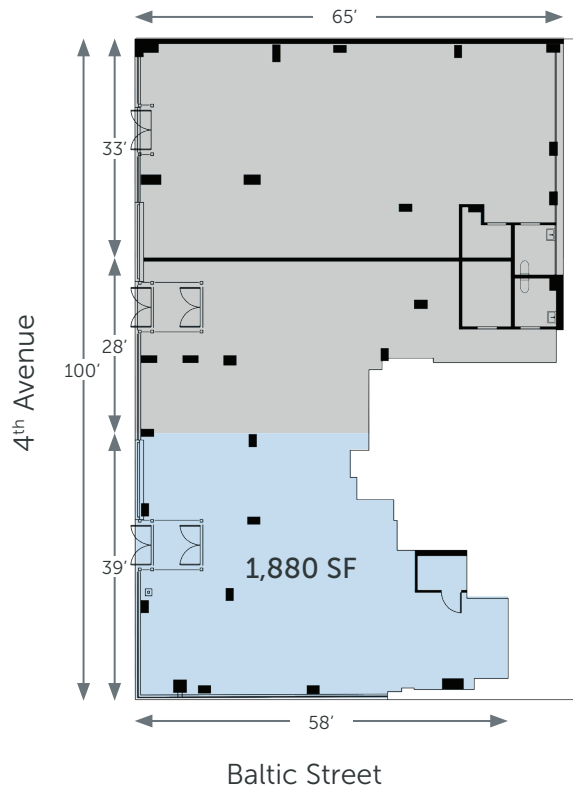
David Khukhashvili x77
dkhukhashvili@arielpa.com

Jiani Zhou x72
jzhou@arielpa.com

FOR FINANCING INFO

Matthew Dzbaneck x48
mdzbaneck@arielpa.com

FIRST FLOOR FLOOR PLAN



LOCATION MAP



THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR.
 FILE NO. CD15-0248. SPONSOR: FOURTH AVENUE PROPERTY OWNER LLC, 104 FIFTH AVENUE, 9TH FLOOR, NEW YORK, NY 10011

- All dimensions and square footages set forth herein are approximate and subject to normal construction variances and tolerances. Square footages exceed the usable floor area. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Sponsor makes no representations or warranties except as may be set forth in the Offering Plan.
- Sponsor makes no representation as to the continued existence of any of the named establishments located in the neighborhood or transportation lines.
- All information (including expenses projections) relating to the Non-Residential Units set forth herein is current as of December 21, 2017, pursuant to the 11th Amendment to the Offering Plan.

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