

925-927 ATLANTIC AVENUE, BROOKLYN, NY 11238

17,230 GSF, 21-Unit, Partially-Complete New-Construction Elevator Building |

Close Proximity to Barclays Center | **FOR SALE**



17,230

Gross SF

21

Units

7

Stories

CLINTON HILL

Location

PROPERTY INFORMATION

Block / Lot	2018 / 57
Lot Dimensions	50' x 100'
Lot Size	5,000 Sq. Ft. (Approx.)
Zoning	R7A/C2-4
FAR	3.45
Gross Area (Per Plans)	22,150 Sq. Ft. (Approx.)
Units	21
Assessment (19/20)	\$628,650
Real Estate Taxes (19/20)	\$79,285

PROPERTY DESCRIPTION

Ariel Property Advisors is pleased to exclusively present 925-927 Atlantic Avenue, a partially completed multifamily elevator building on the north side of Atlantic Avenue between St. James Place and Grand Avenue in Clinton Hill. The gross residential square footage of the building is approximately 17,230 square feet. The 7-story structure consists of 21 units with planned amenity space that includes a gym.

The subject property has a residential unit mix of nineteen (19) 1-bedroom apartments and two (2) 3-bedroom apartments. The neighborhood of Clinton Hill offers abundant dining, entertainment, and retail options all within proximity to a myriad of public transportation options. The C-train at the Franklin Avenue subway station is just two blocks away and the Atlantic Avenue – Barclays Center subway station (B, Q, 2, 3, 4, 5, D, N, R) is just six blocks away, providing immediate access to Downtown Brooklyn and Manhattan within twenty minutes.

This offering presents prospective developers with an opportunity to acquire and complete a high-end asset in one of Brooklyn's most attractive locales.

ASKING PRICE: \$12,950,000

212.544.9500

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

For Financing Info

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PRIME LOCATION IN THE HEART OF
DOWNTOWN BROOKLYN'S MOST DYNAMIC SUBMARKETS

925-927 Atlantic Avenue is ideally located in one of Brooklyn's most dynamic submarkets. The property lies within the neighborhood of Clinton Hill, which runs northeast up to the waterfront and reflects its 19th century roots as a quiet suburban retreat for the city's affluent families, not too far from the convenience of the Brooklyn Navy Yard.

Currently, new-construction luxury residential towers and cutting-edge commercial concepts have been successful in attracting young professionals and families to the neighborhood.

925-927 Atlantic Avenue presents the opportunity to acquire and complete a high-end new-construction project.



- 1 Atlantic Avenue - Barclays Center
- 2 Atlantic Terminal Mall
- 3 Grand Army Plaza
- 4 Brooklyn Museum

- 5 Brooklyn Botanical Garden
- 6 Bedford-Stuyvesant Museum of African Art
- 7 Museum of Contemporary African Diasporan Arts
- 8 CubeSmart Self Storage

- 9 Planet Fitness
- 10 Brooklyn Warehouse
- 11 Brooklyn Technical High School
- 12 Brooklyn Academy of Music

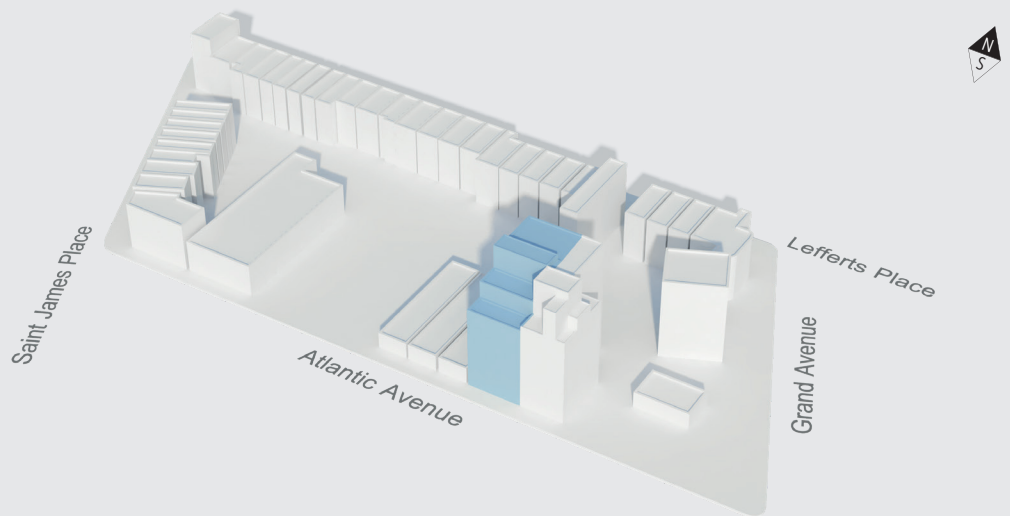
- 13 St. Joseph's College New York
- 14 Pratt Institute
- 15 Long Island University Brooklyn
- 16 Brooklyn Public Library

North side of Atlantic Avenue between
Saint James Place and Grand Avenue

21
Units

7
Stories

22,999
Gross SF



ASKING PRICE: \$12,950,000

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. 9 August 2019 5:49 pm