

306 BOND STREET, BROOKLYN, NY 11231

Free Market Mixed-Use Building in Prime Location | **FOR SALE**



PROPERTY INFORMATION

Block / Lot	430 / 40, 41	
Lot Dimensions	25' x 145'	
Lot Size	3,625	Sq. Ft. (Approx.)
Building Dimensions	Cellar - 24.83' x 144.83' 1st Floor - 24.83' x 144.83' 2nd Floor - 24.83' x 87' 3rd Floor - 24.83' x 87' 4th Floor - 24.83' x 87'	
Stories	4	
Units	13	
Building Size	10,077	Sq. Ft. (Approx.)
Zoning	R6B	
FAR	2.00	
Buildable Area	7,250	Sq. Ft. (Approx.)
Air Rights	None	Sq. Ft. (Approx.)
Tax Class	2	
Assessment (19/20)	\$837,090	
Real Estate Taxes (19/20)	\$105,574	

CARROLL GARDENS

Location

13

Units

FREE MARKET

Unit Status

BUILT-IN PARKING GARAGE

PROPERTY DESCRIPTION

Ariel Property Advisors has been retained on an exclusive basis to sell 306 Bond Street, a new-construction 12-unit mixed-use building located on Bond Street between Union Street and Sackett Street in Carroll Gardens, Brooklyn.

This 4-story new construction building is comprised of twelve free market residential units, one ground floor community facility unit, and a fully built out below-grade parking garage. The residential units are all free market and consist of eight (8) studio apartments and four (4) one bedroom duplex apartments, which are currently vacant except for two studio apartments that are on month-to-month leases. This newly constructed building is turn-key and contains appliances and hardwood floors. All residential units have spacious bedrooms and living/kitchen areas with large windows which allow substantial light and air.

Residential units in the rear feature private balconies, while the top floor duplexes enjoy private rooftop terraces. The ground floor community facility space has a separate entrance and high ceilings throughout, making it ideal for many different users looking to be within proximity to area institutions.

Conveniently located in the heart of Carroll Gardens, 306 Bond Street is near popular eateries and attractions, such as The Royal Palms Shuffleboard Club, Brooklyn Boulders, Dinosaur Bar-B-Q, Threes Brewing, and Gotham Archery. Additionally, this building is adjacent to the Gowanus canal and the proposed rezoning area, which will facilitate the future influx of new units entering into this neighborhood.

ASKING PRICE: \$5,950,000

212.544.9500

arielpa.nyc

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

For Financing Info

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Jiani Zhou x72
jzhou@arielpa.com

David Khukhashvili x77
dkhukhashvili@arielpa.com

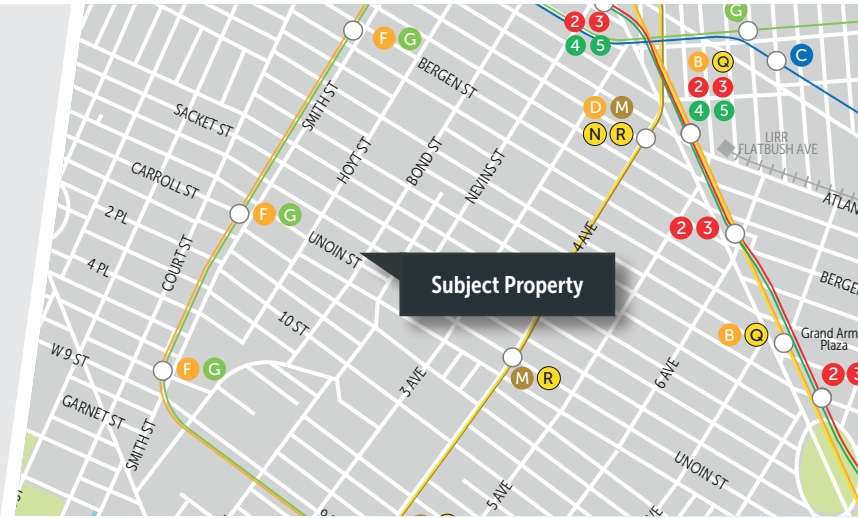
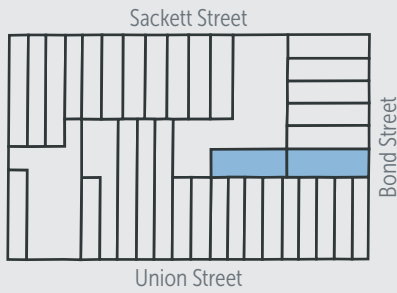
Matthew Dzbaneck x48
mdzbaneck@arielpa.com

306 BOND STREET, BROOKLYN, NY 11231

Free Market Mixed-Use Building in Prime Location | FOR SALE



West side of Bond Street between Union Street and Sackett Street



430 Block | **40,41** Lot | **25' X 145'** Lot Dimensions | **3,625** Lot Area SF

CURRENT ROLL

Scheduled Gross Income:	\$504,000	
Less Vacancy Rate Reserve (3.00%):	(\$15,120)	
Gross Operating Income:	\$488,880	
Less Expenses:	(\$162,270)	32% of SGI
Net Operating Income:	\$326,610	

EXPENSES (ESTIMATED)

Real Estate Taxes (19/20)	\$105,574
Water & Sewer	\$9,600
Insurance	\$6,000
Fuel	\$6,481
Electric	\$1,620
Cleaning & Maintenance	\$2,400
Repairs	\$4,800
Payroll	\$6,240
Legal/Miscellaneous	\$4,889
Management	\$14,666
GROSS OPERATING EXPENSES	\$162,270

RENT ROLL

UNIT	UNIT STATUS	SQ. FT.	ACTUAL / PROJECTED	MONTHLY RENT
Community Center	-	2781	Projected	\$9,000
2A - Studio	Free Market	513	Projected	\$2,500
2B - Studio	Free Market	513	Projected	\$2,500
2C - Studio	Free Market	493	Projected	\$2,600
2D - Studio*	Free Market	493	Projected	\$2,600
3A - Studio	Free Market	513	Projected	\$2,500
3B - Studio	Free Market	513	Projected	\$2,500
3C - Studio*	Free Market	493	Projected	\$2,500
3D - Studio	Free Market	493	Projected	\$2,500
4A - 1BR	Free Market	656	Projected	\$3,200
4B - 1BR	Free Market	656	Projected	\$3,200
4C - 1BR	Free Market	636	Projected	\$3,200
4D - 1BR	Free Market	636	Projected	\$3,200
TOTAL MONTHLY INCOME		9389		\$42,000
TOTAL ANNUAL INCOME				\$504,000

*Currently occupied paying \$2,000 each on a MTM basis

ASKING PRICE: \$5,950,000

212.544.9500

arielpa.nyc

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

For Financing Info

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Jiani Zhou x72
jzhou@arielpa.com

David Khukhashvili x77
dkhukhashvili@arielpa.com

Matthew Dzbanek x48
mdzbanek@arielpa.com

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. 24 February 2020 4:00 pm

306 BOND STREET, BROOKLYN, NY 11231

Free Market Mixed-Use Building in Prime Location | FOR SALE



ASKING PRICE: \$5,950,000

212.544.9500

arielpa.nyc

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

For Financing Info

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Jiani Zhou x72
jzhou@arielpa.com

David Khukhashvili x77
dkhukhashvili@arielpa.com

Matthew Dzbaneck x48
mdzbaneck@arielpa.com

306 BOND STREET, BROOKLYN, NY 11231

Free Market Mixed-Use Building in Prime Location | **FOR SALE**



ASKING PRICE: \$5,950,000

212.544.9500

arielpa.nyc

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

For Financing Info

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Jiani Zhou x72
jzhou@arielpa.com

David Khukhashvili x77
dkhukhashvili@arielpa.com

Matthew Dzbaneck x48
mdzbaneck@arielpa.com