

South Beach Chic Meets Brooklyn

1296 Ocean Parkway
Brooklyn, NY 11230

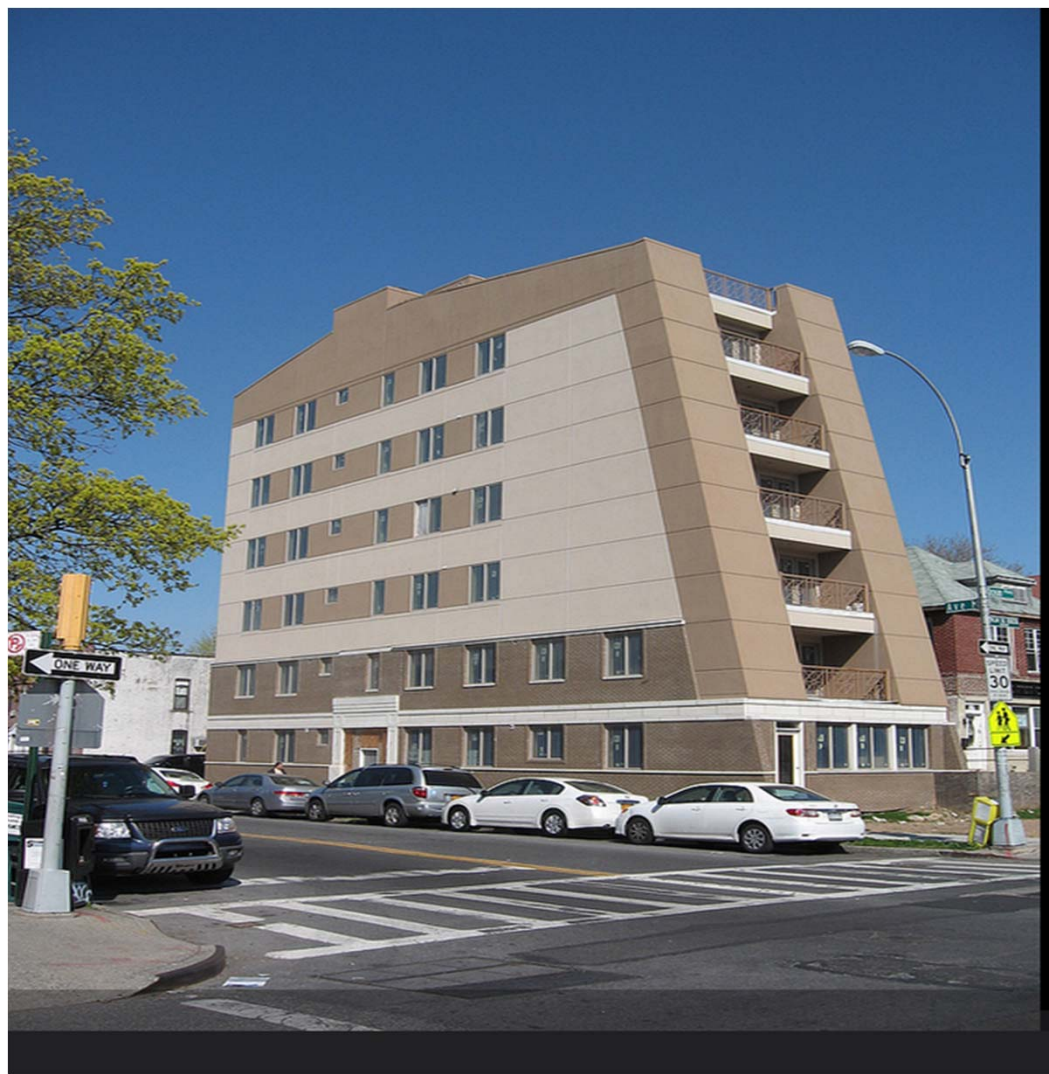
\$6,500,000

Owner Seeking
Outright Purchase or
JV Proposals

PROPERTY & BUILDING OVERVIEW

BLOCK & LOT:	6541-0046
ZONING:	R6A / OP
FAR:	3
LOT DIMENSIONS:	26' x 150'
LOT AREA (SF):	3,900
BUILDING DIMENSIONS:	22' X 95'
RESIDENTIAL SF:	14,000
STORIES:	6
UNITS:	7
BUILT:	2008
421A TAX ABATEMENT:	Exp. 2026

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information or that the subject property will sell for the suggested asking price. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. The estimates and assumptions provided herein are based on the subject property containing no environmental contamination. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.



PROPERTY HIGHLIGHTS:

Approximately 90% completed luxury residential building, this 14,000 SF, 6 story elevator building is comprised of 7 exquisitely finished units. Each unit has hardwood floors, a washer & dryer and its own on-site parking space. Additionally, 5 of the 7 units have private terraces.

Located in south central Brooklyn, Midwood is a neighborhood with a comfortable suburban feel. Residents enjoy being relatively isolated from the city while benefiting from easy access to Manhattan via the Q and F trains. Low-rise brick apartment buildings, two-story detached houses and multi-family houses account for the majority of Midwood's real estate, and neatly kept front yards and driveways are common sights.

Recently this exclusive pocket of Brooklyn has been getting additional exposure as more individuals are being drawn to the unique character of the neighborhood. Following Brooklyn's current trend, the housing prices and population have been increasing. For Midwood, families play a major role in this upswing. The quiet, tree-lined streets and high-ranking schools are undeniably attractive features that Brooklyn residents clearly desire.

As a rental or condo exit, this property can provide excellent and speedy returns to the savvy investor.

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