



\$4,000,000

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213 Ashland Place
Fort Greene, Brooklyn

213 ASHLAND PLACE

FORT GREENE | BROOKLYN, NY 11217

213 Ashland Place offers a fully renovated, four-unit brownstone with 100% free-market apartments in the heart of the Fort Greene Historic District. Gut renovated in 2016, the property combines classic Brooklyn character with modern interiors and flexible options for investors and owner-occupants.

The building spans four above-grade floors and a finished cellar. Its layout offers the potential for an owner's duplex or triplex while retaining rental income from the remaining apartments. The garden and parlor levels, together with the finished cellar, provide space to explore a larger private residence.

Whether held as a four-unit investment or adapted for owner occupancy, 213 Ashland Place offers versatility in one of Brooklyn's most sought-after neighborhoods.



\$4,000,000



FOUR-UNIT
INVESTMENT
PROPERTY



FULLY GUT
RENOVATED
IN 2016



OWNER-OCCUPANCY
FLEXIBILITY
DUPLEX OR TRIPLEX
OPTIONS



PRIME FORT
GREENE
LOCATION
NEAR FORT GREENE PARK &
ATI ANIMO THEATRE



100% FREE
MARKET UNITS
INCOME-PRODUCING
POTENTIAL

213 Ashland Place

Fort Greene Historic District
Brooklyn, NY 11217

Asking Price

\$4,000,000

BUILDING METRICS

Residential Units	4
Gross Building Area	3,040 SF
Price per Unit	\$1,000,000
Price per SF	\$1,316
Annual Property Taxes	\$24,517

RENT ROLL

Unit	Status	Unit Type	Beds	Baths	SF	Current Rent	\$/SF	Pro Forma	\$/SF	Lease End
1	FM	1BR/1BA + Garden	1	1	760	\$4,250	\$67.11	\$5,200	\$82.11	5/31/2027
2	FM	1BR/1BA	1	1	760	\$4,300	\$67.89	\$4,875	\$76.97	5/31/2027
3	FM	1BR/1BA	1	1	760	\$4,420	\$69.79	\$4,875	\$76.97	10/31/2026
4	FM	1BR/1BA	1	1	760	\$3,971	\$62.70	\$4,775	\$75.39	6/30/2027
Monthly Total					3,040	\$16,941		\$19,725		
Annual Total						\$203,292		\$236,700		

PROPERTY OVERVIEW

Lot Size	19' × 75' (1,425 SF)
Building Size	3,040 SF
Stories	4 + Finished Basement / Cellar
Year Built	1930 (Gut Renovation 2016)
Zoning	R6B
Tax Class	2A
Landmark District	Yes
Historic District	Yes
Occupancy	4 of 4 Occupied (100%)
Unit Composition	100% Free Market
Annual Taxes	\$24,517

OPERATING EXPENSES & NOI

EXPENSE	CURRENT	PRO FORMA	% EGI
Real Estate Taxes	\$24,517	\$27,636	12.1%
Insurance	\$4,200	\$4,400	2.1%
Water & Sewer	\$1,300	\$1,350	0.6%
Gas / Heating	\$2,140	\$2,050	1.1%
Repairs & Maintenance	\$1,900	\$1,950	0.9%
Management Fee	\$5,082	\$6,000	2.5%
Super	\$900	\$950	0.4%
Total Operating Expenses	\$40,039	\$44,336	19.7%
Net Operating Income	\$163,253	\$192,364	—

213 Ashland Place

Fort Greene Historic District

Address	213 Ashland Place
Neighborhood	Fort Greene
Borough	Brooklyn
Historic District	Fort Greene Historic District
Block / Lot	2096 / 12
Lot Dimensions	19' x 75'
Building Dimensions	19' x 40'
Gross Building Area	3,040 SF
Stories	Four Stories + Finished Cellar
Zoning	R6B
Tax Class	2A
Annual Taxes	\$24,517
Occupancy	Four Apartments - 100% Free Market
Renovation	Fully Gut Renovated (2016)















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PRIME FORT GREENE LOCATION

213 Ashland Place is situated on a beautiful tree-lined block in the heart of Fort Greene, one of Brooklyn's most desirable and established neighborhoods. Just moments from Fort Greene Park and Atlantic Terminal, the property offers residents convenient access to premier cultural, retail, dining, and transportation options.



FORT GREENE PARK
2 MIN WALK



ATLANTIC TERMINAL
8 MIN WALK



SHOPPING & DINING
SURROUNDING



CULTURAL DESTINATIONS
BAM, BRIC, PRATT NEARBY



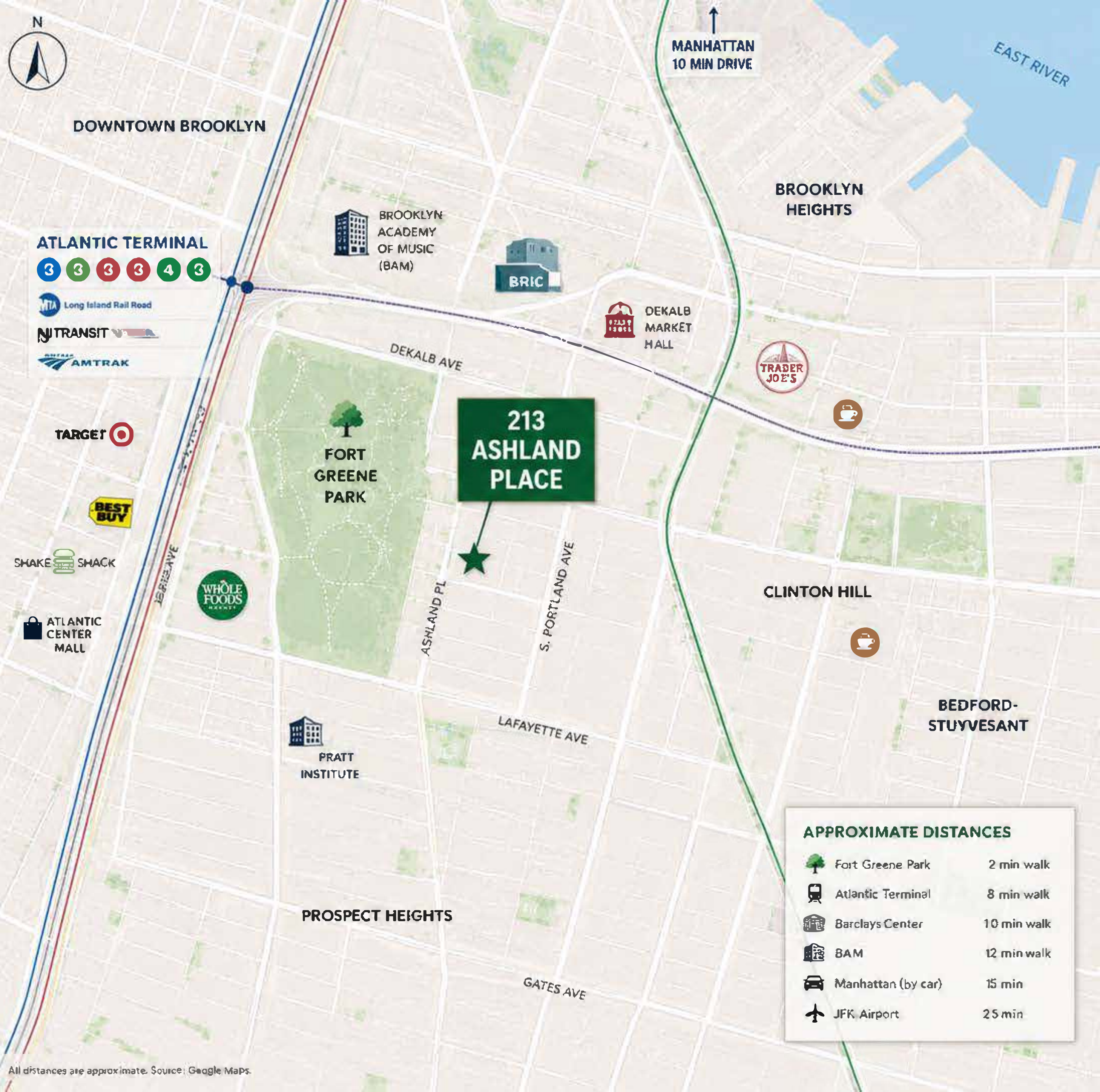
SUBWAY ACCESS
C G 2 3 4 5
AT ATLANTIC TERMINAL



DOWNTOWN BROOKLYN
5 MIN DRIVE



MANHATTAN ACCESS
15 MIN DRIVE



All distances are approximate. Source: Google Maps.

APPROXIMATE DISTANCES

	Fort Greene Park	2 min walk
	Atlantic Terminal	8 min walk
	Barclays Center	10 min walk
	BAM	12 min walk
	Manhattan (by car)	15 min
	JFK Airport	25 min