

314

MACDOUGAL STREET

OFFERING

BROOKLYN | NEW YORK



Marcus & Millichap
THE PETERS TEAM

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THE PETERS TEAM

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[The Peters Team Website](#)

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MANHATTAN OFFICE

260 Madison Avenue
Manhattan, NY 10016

PROPERTY DESCRIPTION | 314 MACDOUGAL STREET

City/State/Zip	Brooklyn, NY 11223
Neighborhood	Ocean hill
Block & Lot	01535 – 0010
Tax Class	2A (Protected)
Frontage	25' on Macdougal Street
Units	6 Apartments
Gross Building SF	Approx. 4,500
Additional Buildable SF	Approx.
Building Dimensions	25' x 60'
Stories	3 + Basement
Lot SF	2,500
Zoning	R6
Annual Tax Bill	\$13,468
Transportation	A, C, J, & Z



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INVESTMENT OVERVIEW

RENT STABILIZED – MULTIFAMILY BUILDING

Matthew Peters with The Peters Team at Marcus & Millichap, is pleased to present the exclusive listing for the property located at **314 Macdougal Street**, in the Ocean Hill section of Brooklyn, NY, 11233.

Layout:

Basement:

- Mechanicals | Potential for Storage

Ground Floor:

- 2 apartments
 - 1R - 2-bedroom, 1-bathroom (Railroad 3 Bed) - RS
 - 1L - 2-bedroom, 1-bathroom (Railroad 3 Bed) - RS

Second Floor:

- 2 apartments
 - 2R - 2-bedroom, 1-bathroom (Railroad 3 Bed), Free Market
 - 2L - 2-bedroom, 1-bathroom (Railroad 3 Bed) - RS

Third Floor:

- 2 apartments
 - 3R - 3-bedroom, 1-bathroom, In-Unit W/D - Free Market
 - 3L - 3-bedroom, 1-bathroom, Railroad, Free Market

Investment Opportunity:

- The building is currently cash flowing w/ 6 Apartment units, 3 of which have been destabilized and converted to Free Market between 2016-2017 through High Vacancy Decontrol
- Brand New Roof, Boiler, Heater, Electrical etc. Throughout the Building
- Professionally Managed. All Paperwork on File

Location:

- Located in Ocean Hill, Brooklyn, NY
- Within walking distance to the A, C, J, & Z Train Lines (Broadway Junction)
- Located Walking Distance to Neighborhood Shops & Restaurants

PRIMARY LOCATION

OCEAN HILL



GROSS SQUARE FEET

4,500



NUMBER OF STORIES



THREE + BASEMENT



NUMBER OF UNITS



SIX



TRANSPORTATION

A|C|J|Z

R6 Zoning District:

R6 is a medium-density residential zoning district commonly found in Brooklyn, as well as in parts of Queens and the Bronx. This district accommodates a variety of building types, ranging from low-rise row houses to taller apartment buildings. Developers in R6 districts have the option to choose between two sets of bulk regulations: Height Factor regulations and the Quality Housing Program.

- **Height Factor Regulations:** These regulations encourage taller buildings that are set back from the street and surrounded by open space. The allowable floor area ratio (FAR) in R6 districts ranges from 0.78 for single-story buildings to 2.43 for buildings up to approximately 13 stories. The specific FAR is determined by the building's height and the amount of open space provided; generally, taller buildings require more open space. nyc.gov

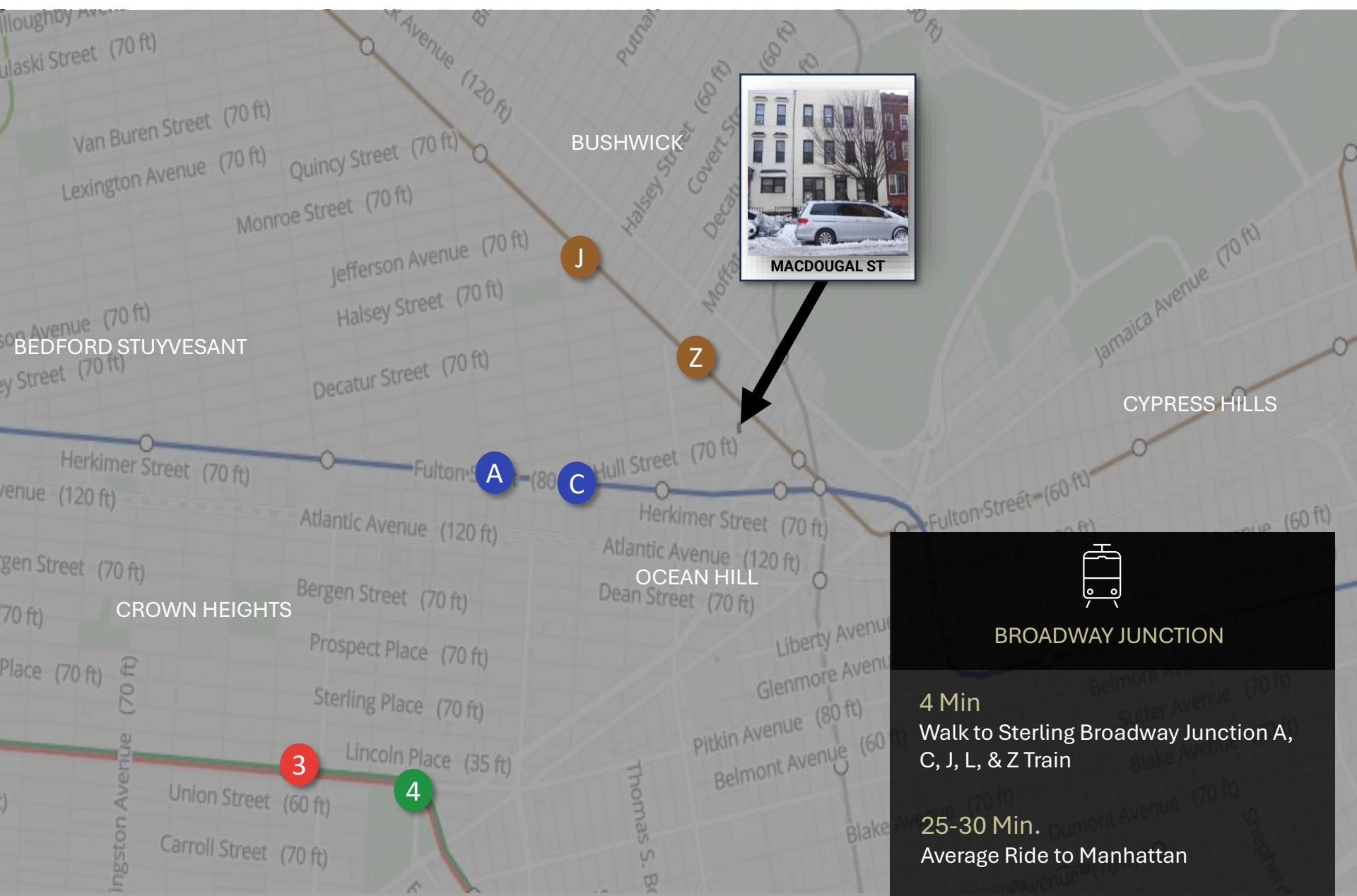
- **Quality Housing Program:** Alternatively, developers can opt for the Quality Housing Program, which emphasizes buildings that are closer to the street line, with higher lot coverage and defined height limits. This approach often results in buildings that are more consistent with the existing neighborhood character. In R6 districts, the Quality Housing Program allows for a maximum FAR of 2.2 on narrow streets and 3.0 on wide streets, with height limits of 55 feet and 70 feet, respectively. nyc.gov

MACDOUGAL STREET (70')



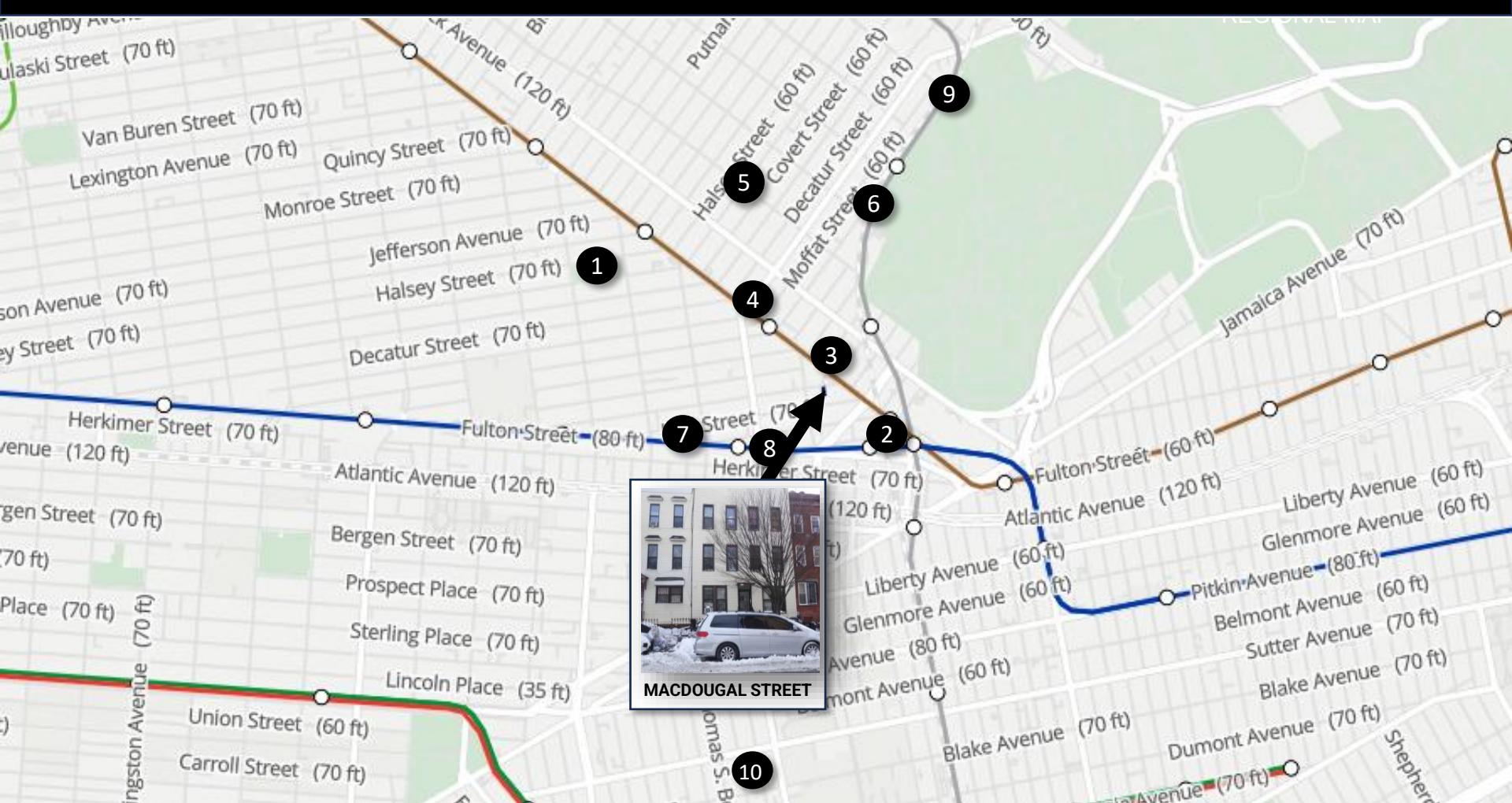
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- 1. Saratoga Park
- 2. Broadway Junction (A, C, J, Z, L)
- 3. Thomas Boyland Park
- 4. Tiny Cupboard Comedy Club
- 5. Father Knows Best Restaurant

- 6. Purgatory
- 7. The Daily Press (Coffee)
- 8. Party Life Lounge & Bar
- 9. Nowadays
- 10. NYC Health Hospitals Brownsville

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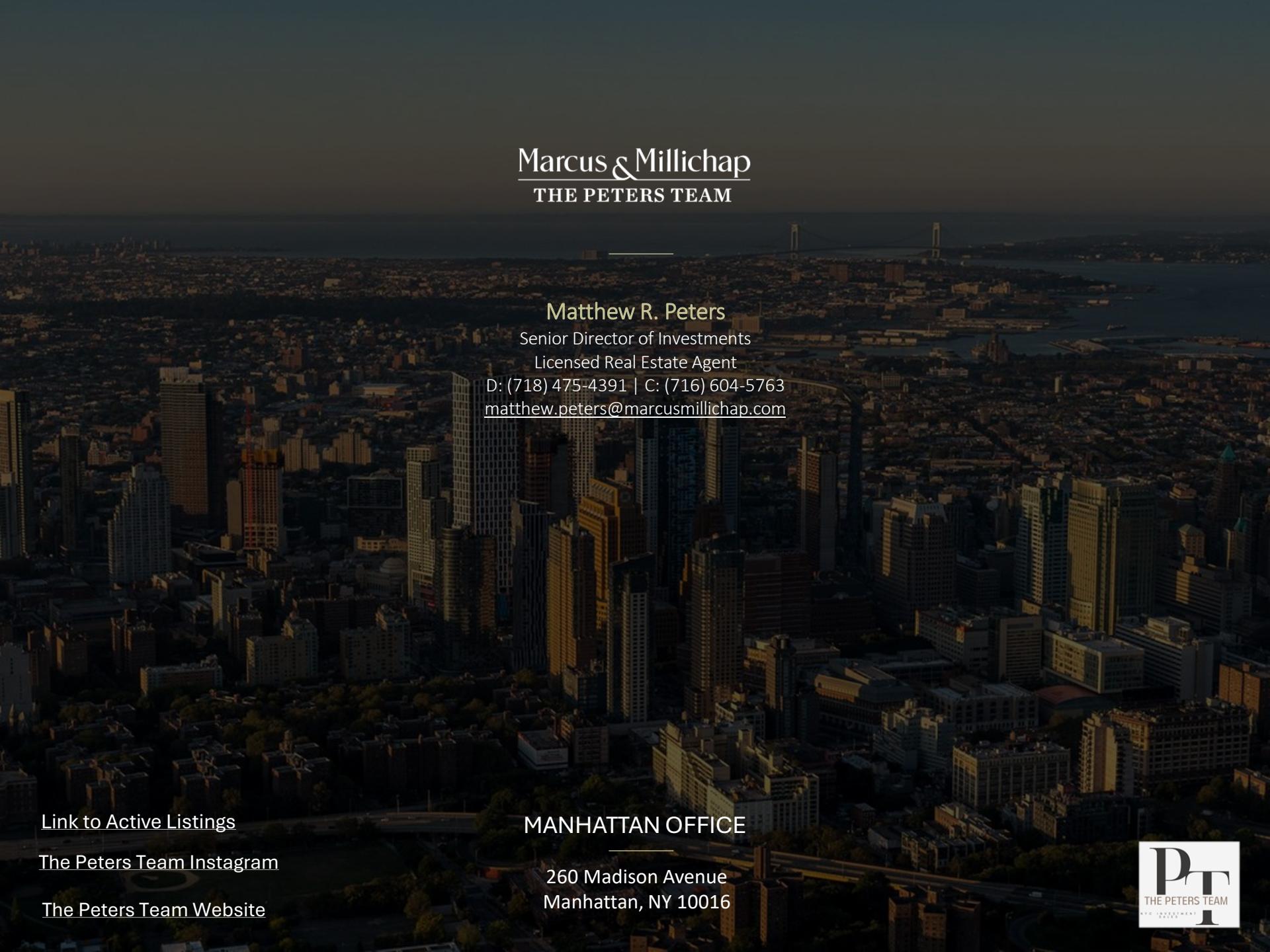
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