

860
E 27TH STREET
BROOKLYN, NY 11210

MIXED USE
INSTITUTIONAL
BUILDING

ASKING PRICE
\$10,000,000

EXCLUSIVE OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Eretz Realty is pleased to present the exclusive opportunity to acquire 860 E 27th Street, a large institutional property in the heart of Brooklyn, currently configured as a yeshivah with dormitory, classrooms, offices, commercial kitchen and multiple shuls.

- 100' x 100' Corner Lot
- Approx. 28,000 SF Building
- 4 Stories + Cellar
- Commercial Kitchen
- 2 Large Shuls
- Large Dining Room
- Dormitory Rooms
- Numerous Classrooms
- Administrative Offices
- Strong Institutional Location

PROPERTY OVERVIEW

Address:	860 E 27th Street Brooklyn, NY 11210
Cross Streets:	Avenue I & Campus Road
Zoning:	R4
Lot Size:	100' x 100' (10,000 SF)
Building Size:	100' x 70' (28,000 SF)
Stories:	4 Stories + Cellar
Block / Lot:	5494 / 20
Property Type:	Mixed Use Institutional
Taxes (2024/25):	\$136,171 (Estimated)

IDEAL FOR



YESHIVAH



SCHOOL



SEMINARY



DORMITORY



COMMUNITY
ORGANIZATION



RELIGIOUS
INSTITUTION

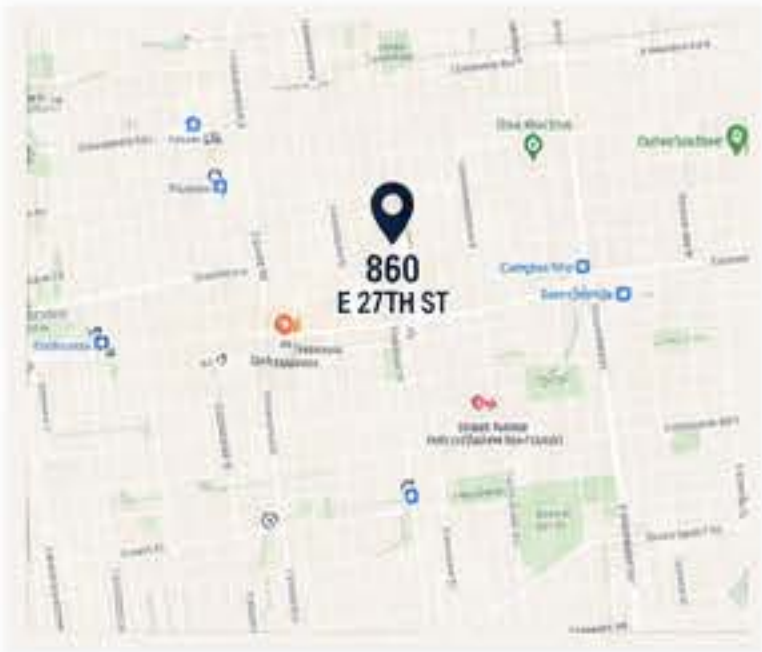


DEVELOPMENT
(SUBJECT TO APPROVALS)

LOCATION

Located in the heart of Midwood, Brooklyn, this property is surrounded by a strong Orthodox Jewish community and numerous educational and religious institutions.

- Minutes to Brooklyn College
- Close proximity to Ocean Avenue
- Easy access to Avenue I
- Near houses of worship, schools and community facilities
- Excellent public transportation



NEARBY TRANSPORTATION

B Q F B44 B49
BUS LINES

NEIGHBORHOOD HIGHLIGHTS



Established
Community



Many Yeshivos
& Schools



Shopping &
Services



Easy Access
to Major Roads

PROPERTY OVERVIEW

860 E 27th Street is a large institutional building currently operating as a yeshivah and dormitory.

- 100' x 100' corner lot (10,000 SF)
- Approximately 28,000 SF building
- 4 stories plus full cellar
- 2 large shuls
- Large dining room
- Commercial kitchen
- Numerous classrooms and offices
- Dormitory rooms
- Multiple bathrooms and showers
- Laundry facilities
- Elevator and multiple staircases
- Excellent institutional layout



10,000 SF
LOT SIZE



28,000 SF
BUILDING SIZE



4 STORIES
+ CELLAR



CORNER
PROPERTY

PROPERTY OVERVIEW – FLOOR BY FLOOR SUMMARY

CELLAR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
- Commercial kitchen - Storage rooms - Boiler & mechanical rooms - Utility areas - Large support spaces	- Main Shul - Reception & lobby - Administrative offices - Dining room - Kitchen - Classroom - Bathrooms - Apartment / office area	- Additional Shul - Classrooms - Workshop - Apartment - Bedrooms - Bathrooms - Living areas	- Dormitory rooms - Living rooms - Recreation rooms - Bathrooms - Showers - Laundry - Kitchens	- Dormitory rooms - Living rooms - Kitchenettes - Bathrooms - Recreation space

AS-BUILT FLOOR PLANS

CELLAR PLAN	FIRST FLOOR PLAN	SECOND FLOOR PLAN	THIRD FLOOR PLAN	FOURTH FLOOR PLAN

* All floor plans are as-built. Not for construction.

BUILDING SPECIFICATIONS

- Masonry Construction
- Elevator
- Multiple Staircases
- Commercial Kitchen
- Multiple Assembly Areas
- Multiple Bathrooms
- Dormitory Facilities
- Laundry Room
- Mechanical Rooms
- Multiple Means of Egress
- Institutional Layout



POSSIBLE USES

EDUCATIONAL

- Yeshivah
- School
- Seminary
- Girls School

INSTITUTIONAL

- Community Center
- Religious Institution
- Non-Profit Headquarters

RESIDENTIAL CONVERSION

(SUBJECT TO APPROVALS)

- Dormitory
- Supportive Housing
- Multifamily Redevelopment



AREA HIGHLIGHTS



Strong Orthodox
Jewish Community



Close to Brooklyn College
and Educational Centers



Excellent Public
Transportation



Shopping, Services
and Amenities Nearby



High Demand for
Institutional Space



INVESTMENT HIGHLIGHTS

- Rare 10,000 SF corner lot
- Significant dormitory capacity
- Approximately 28,000 SF existing building
- Flexible future uses
- Fully built institutional facility
- Excellent location in Midwood, Brooklyn
- Existing commercial kitchen
- Strong long-term investment potential
- Multiple assembly spaces

EXCLUSIVE REPRESENTATION



For more information please contact:

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TAX MAP



ZONING MAP



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