

BASELINE

REAL ESTATE ADVISORS

26 Park Place

Prime Park Slope Renovated Four Family Brownstone



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MICHAEL SHERMAN | Founder

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Property Information

Location

26 Park Place, Brooklyn, NY 11217

Building Size

3,600 SF (20ft x 45ft)

Lot Size

2,000 SF (20ft x 100ft)

Type

4-Story Walkup

Fully Renovated

Units

4 Units | All Free Market

Notes

Prime Park Slope

4-Story Brownstone

Turnkey Property

\$550K Spent in Full Gut Renovation

Stainless Steel Appliances | Hardwood Floors

Brand New Roof and back wall

HVAC Split System in every Apartment

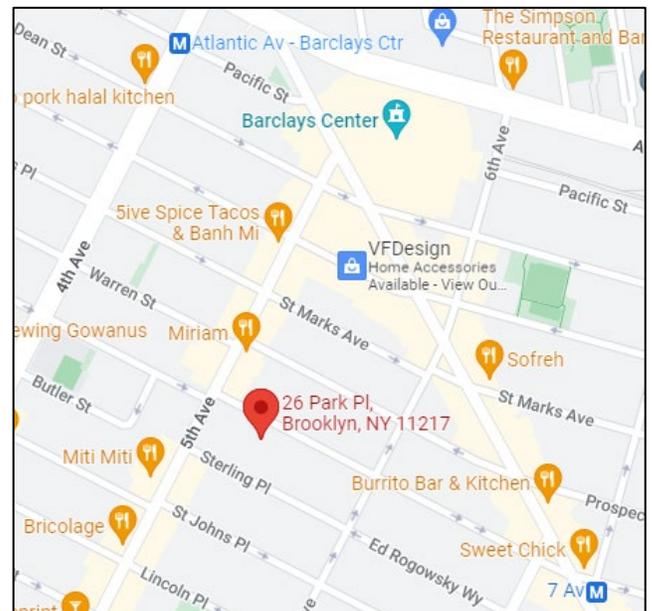
Free Market Building | Tax Class 2B

Steps away from Barclays Center

Steps from 2, 3, 4, 5, B, D, N, Q, R Trains

Financials

Residential	4	\$237,000
Total Income		\$237,000
Real Estate Taxes	2B	\$15,571
Water & Sewer		\$5,136
Insurance		\$4,400
Electric (common)		\$850
Heat		Tenants Pay
Maintenance		\$3,000
Management		\$6,768
Total Expenses		\$35,725
Net Operating Income		\$201,275



Asking Price: \$3,500,000

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RENT ROLL

Unit	BR / BA	Lease End	Monthly Rent	Annual Rent
1	3/2 (plus patio)	05/31/2026	\$5,000	\$60,000
2	3/2 (plus patio)	10/31/2026	\$5,200	\$62,400
3	3/2	07/31/2026	\$4,550	\$54,600
4	3/2	08/31/2026	\$5,000	\$60,000
Total			\$19,750	\$237,000

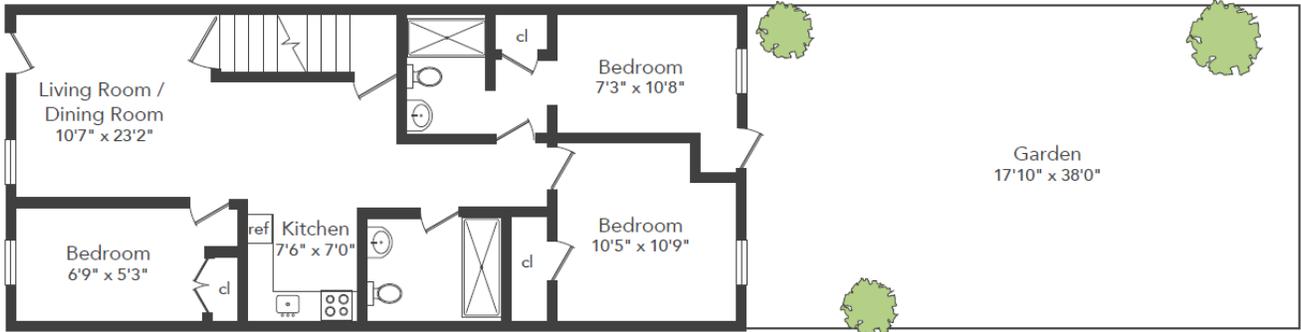
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IMAGES

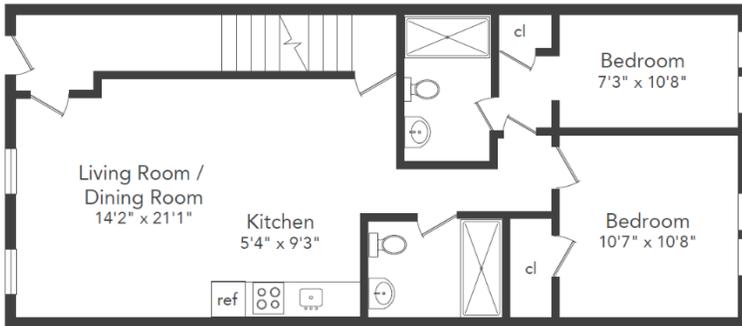


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FLOOR PLANS



Ceiling Height 7'2"



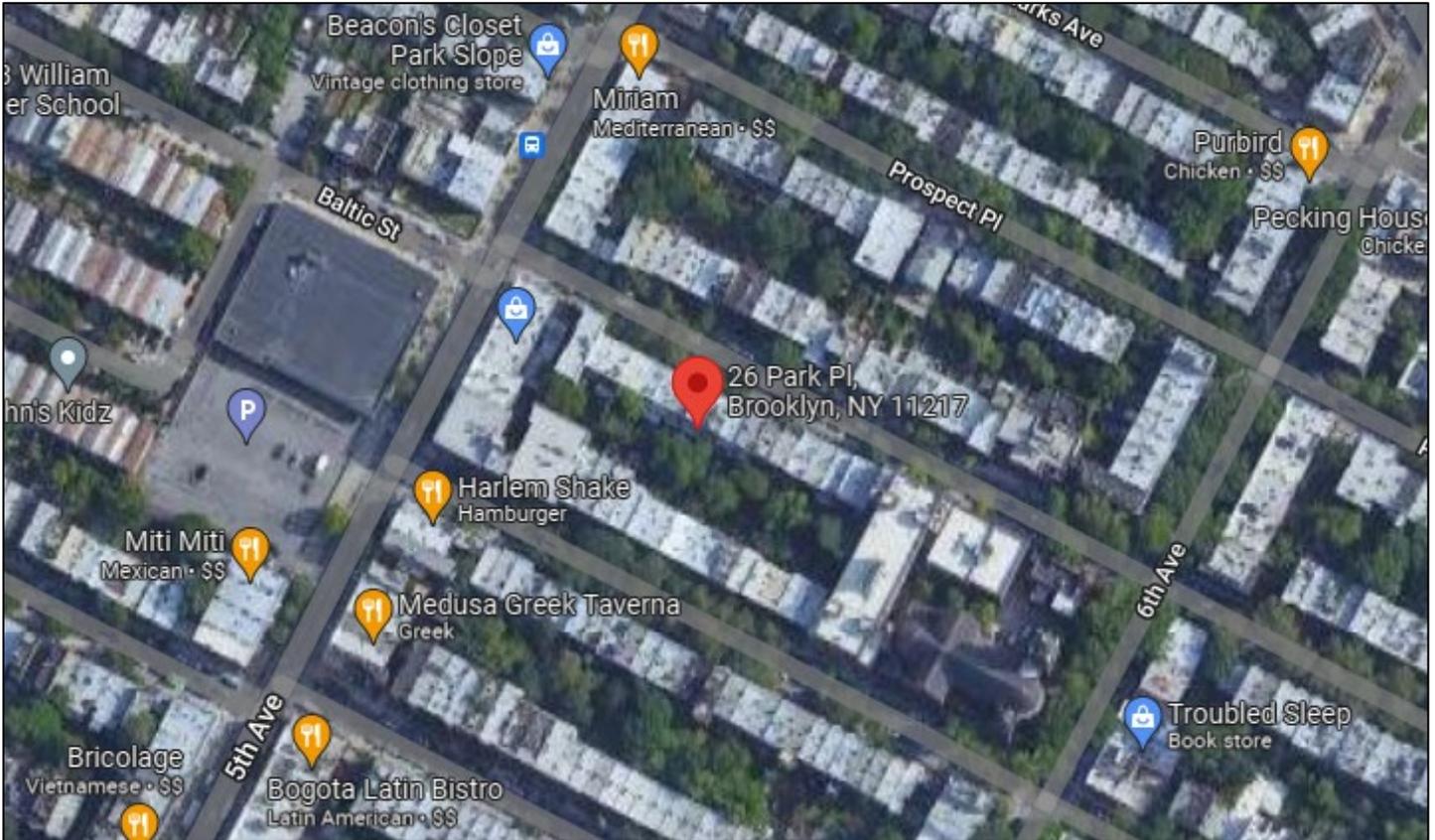
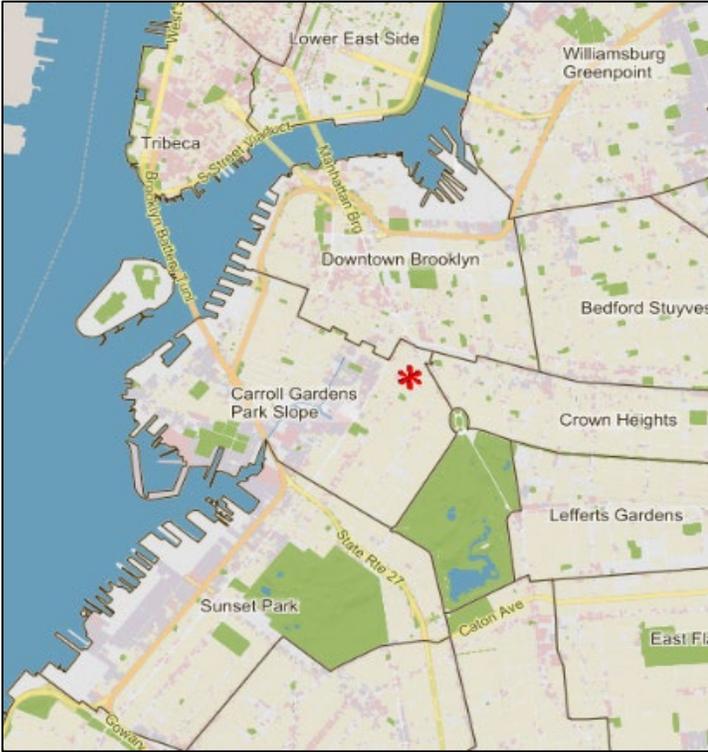
Ceiling Height 10'4"



Ceiling Height 8'0"

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AREA MAPS



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