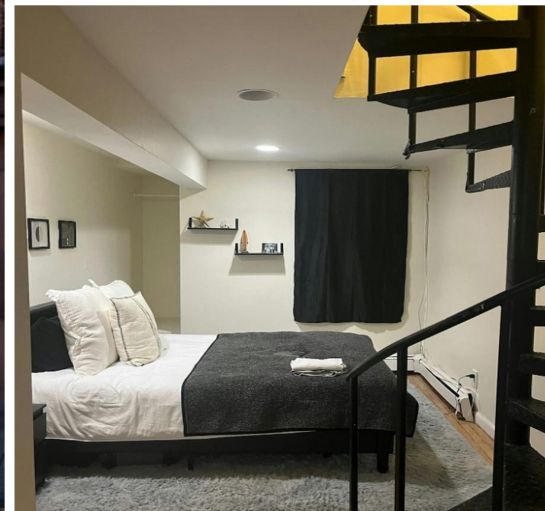


Cobble Hill 4-Story Residential Investment Building For Sale

447 Hicks Street, Cobble Hill, Brooklyn



Property Description

DY Realty Group has been retained on an exclusive basis to handle the investment sale of 447 Hicks Street in Cobble Hill, Brooklyn.

This prime Cobble Hill investment property is perfectly positioned near Brooklyn Bridge Park and surrounded by six thriving Brooklyn neighborhoods. Enjoy easy access to waterfront attractions, excellent amenities, and convenient transportation options.

This fully occupied 8-unit building offers immediate cash flow with free-market rents and tenants paying all utilities. It's an ideal turnkey investment for both seasoned investors and first-time buyers seeking a hassle-free, move-in ready property.

The building is meticulously maintained and features hardwood floors, a new roof, recently repointed facade, and updated mechanical systems.

Highlights:

- **Prime Location:** Steps from Brooklyn Bridge Park and surrounded by six vibrant neighborhoods.
- **Turnkey Investment:** Fully occupied with free-market rents and no rent control.
- **Excellent Condition:** Hardwood floors, new roof, updated facade and mechanicals.
- **Convenient Transportation:** Minutes to NYC Ferry, 8 subway lines, and Citibike.
- **Excellent Amenities:** Close to multiple grocery stores and all that Cobble Hill and surrounding areas have to offer.

Don't miss this rare opportunity to own a prime piece of Cobble Hill real estate! Contact the Exclusive Agent for more details or to schedule a tour.



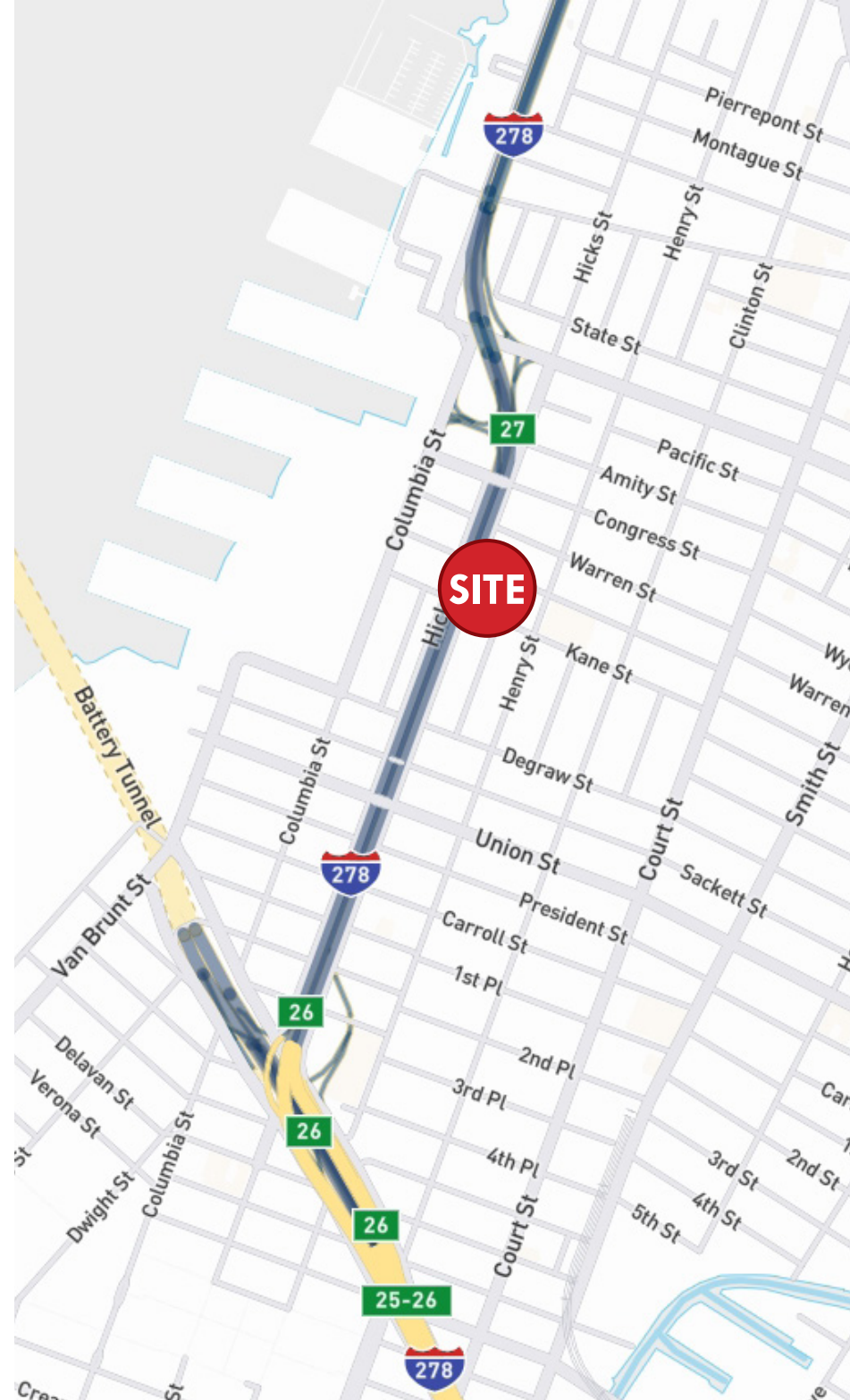
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Cobble Hill Profile

Cobble Hill, nestled in the heart of Brooklyn, is a coveted residential enclave that seamlessly blends historical charm with modern urban living. This picturesque neighborhood, originally known as Ponkiesbergh, traces its roots back to the 1640s when Dutch farmers first settled the area. Its name, according to local lore, stems from the cobble stones used as ballast in trading ships arriving from Europe, which were then disposed of in the area. Today, Cobble Hill is renowned for its rows of meticulously preserved brownstones, many dating back to the 19th century, showcasing architectural styles like Greek Revival, Gothic Revival, and Italianate. These historic homes evoke a sense of timeless elegance and contribute to the neighborhood's unique character.

Cobble Hill's tree-lined streets and tranquil atmosphere offer a welcome respite from the bustling city, while still providing easy access to a wealth of amenities and cultural attractions. It's a highly sought-after destination for families and young professionals alike, drawn to its top-rated schools, safe streets, and strong sense of community. Residents are actively engaged in neighborhood life, frequenting local businesses, participating in community events, and fostering a welcoming environment. The area boasts a vibrant culinary scene, with an array of charming cafes, acclaimed restaurants, and specialty food shops catering to diverse tastes.

Beyond its idyllic setting and convenient location, Cobble Hill is characterized by its affluent and highly educated residents. With its unique blend of historical significance, modern convenience, and strong community ties, Cobble Hill stands as a true gem in the tapestry of Brooklyn neighborhoods.



Rent Roll

Unit #	Monthly Rent	Annual Rent
1A	\$3,150.00	\$37,800.00
1B	\$2,600.00	\$31,200.00
2A	\$2,300.00	\$27,600.00
2B	\$2,475.00	\$29,700.00
3A	\$2,450.00	\$29,400.00
3B	\$2,550.00	\$30,600.00
4A	\$2,200.00	\$26,400.00
4B	\$2,200.00	\$26,400.00
2025 Total Annual Rent:		\$239,100.00



PAUL J. YURAS

718.729.7474 x113

718.541.6836 Cell

pyuras@dyrealty.com

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36-36 33RD STREET, SUITE 503 • LONG ISLAND CITY, NY 11106 • 718.729.7474 • WWW.DYREALTY.COM