

EXCLUSIVE OFFERING

JA COHEN
ADVISORY GROUP



1458 East 14 Street
Midwood
11,040 SF 40' X 100'
Private School

Jack A. Cohen

President

(718) 971-1675

(917) 533-8905

Jack@jacohengroup.com

EXECUTIVE SUMMARY

The **JA Cohen Advisory Group** are excited to be retained by the Imagine Academy to exclusively represent them in the marketing of their building and the procurement of a new larger facility for their expansion. **It's a rare opportunity** to purchase a fully functional school facility right in the heart of Midwood, Brooklyn.

Located close to 3 major shopping corridors, 0.5 miles from Kings Highway & 0.3 miles from Ave M and 0.2 miles from Coney Island Ave. Close to restaurants, houses of worship yet located on a quiet street with mostly private homes on the street.

Conveniently located near the Midwood Medical Center and 1 mile from NYU Langone. Property is 0.28 miles from the 15th Street & Ave M (B & Q trains).

The School has a licensed bus stop permit in front of the building for easy access to board and exit from their 2 mini buses.

The building boasts of many amenities from a state of art security system, 1000 SF outdoor recreation area behind the building, large gym and music room and therapy room. There are 2 kitchens, lunch room cafeteria, 11 bathrooms (2 with showers) for students and the staff. Classrooms are bright and airy and have balconies.

The School has maintained 1458 East 14 Street in excellent condition and is ready for a school to operate without costly renovations.

4-Story School Building With Lower Level



\$5,900,000 4-STORY PRIVATE SCHOOL BUILDING | DELIVERED VACANT | MIDWOOD

Built in 2005, this 4-story consists of 4 floors and a lower level with a reception and security areas, classrooms, offices, large gym, outdoor play area and more.

Located in the heart of Midwood, .6 miles from Midwood Medical Center and 1 mile from NYU Langone. Property is 0.279 miles from the 15th Street & Ave M (B & Q)

PROPERTY INFORMATION

NEIGHBORHOOD	Midwood
CROSS STREETS	Avenue N & O
BLOCK / LOT	6751 / 32
LOT/BUILT DIMENSIONS	40' x 100' / 40" X 62'
GROSS SF	11,040 SF
YEAR BUILT	2005
TAX ASSESMENT	\$982,000
FAR BUILT/ CF	2.50 / 2
ZONING	R4-1
PRICE PSF	\$534

INCOME & EXPENSES

EXPENSES	
REAL ESTATE TAXES (2021/2022)	0
INSURANCE	\$20,000
ALL UTILITIES	\$62,000
REPAIRS, MAINTENANCE & MISC	\$20,000
TOTAL EXPENSES	102,000

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.

1458 East 14 Street Brooklyn, NY 11230

Midwood

4-Story School Building With Lower Level

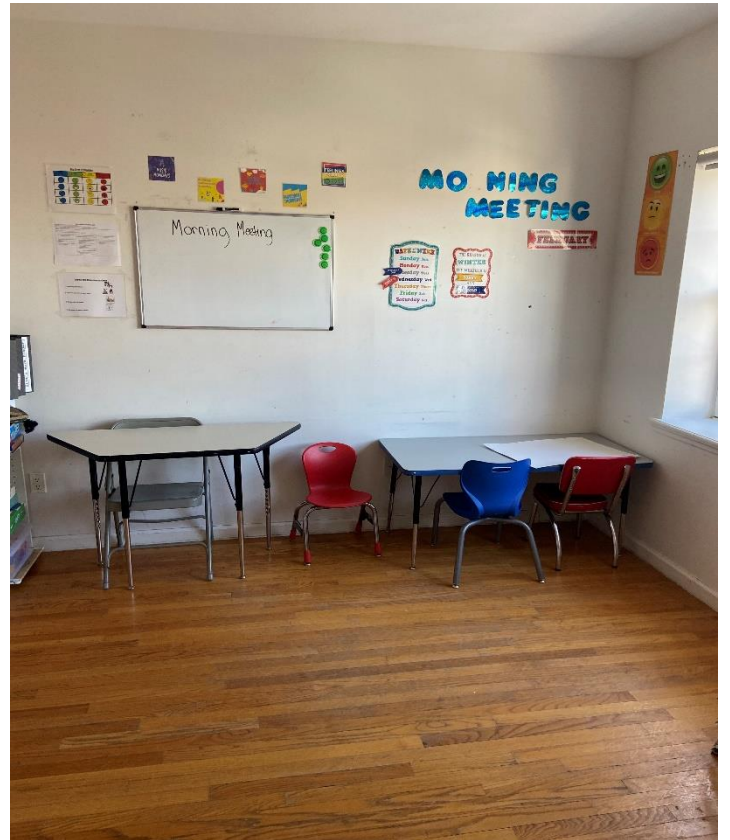


4th FLOOR CLASSROOM

1458 East 14 Street Brooklyn, NY 11230

Midwood

4-Story School Building With Lower Level



4th FLOOR CLASSROOMS

1458 East 14 Street Brooklyn, NY 11230
Midwood



4-Story School Building With Lower Level

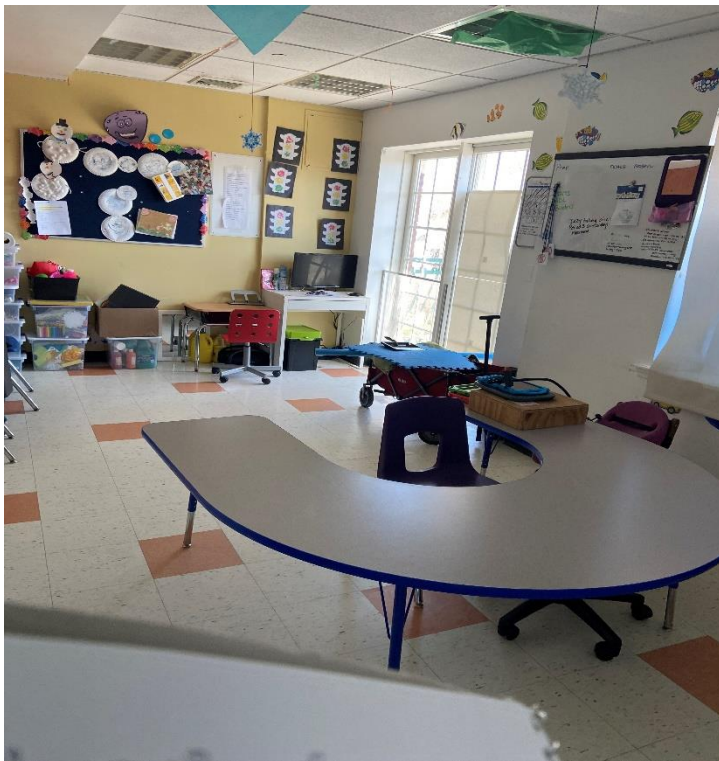
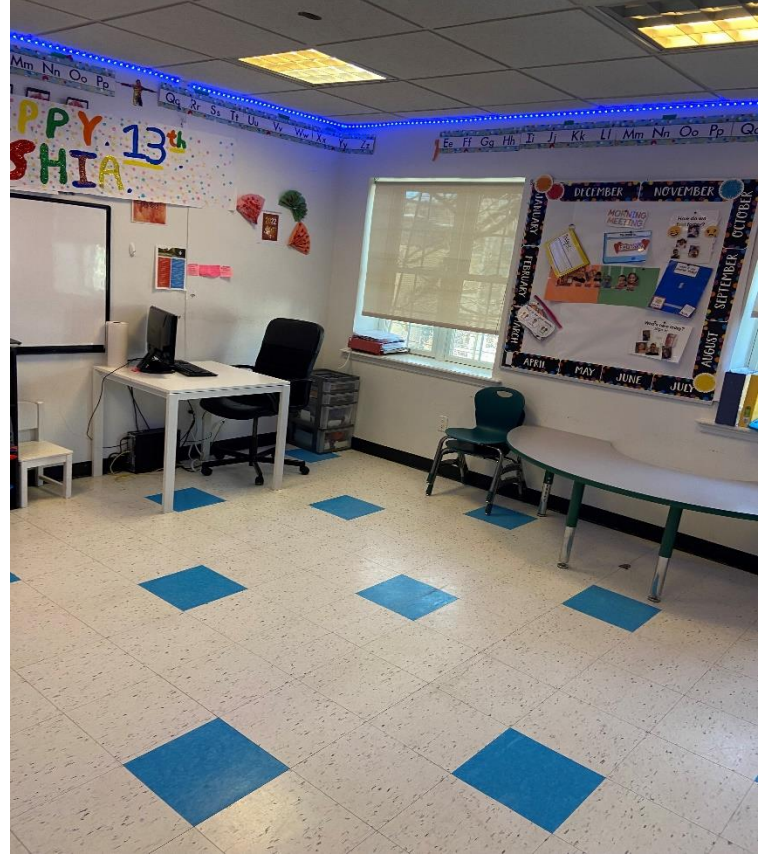
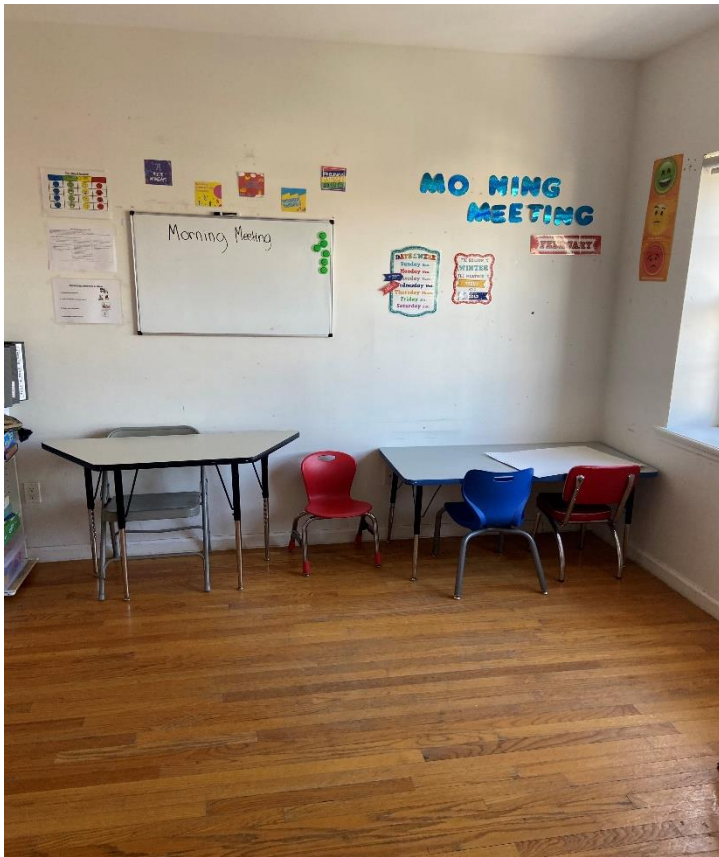


4th FLOOR KITCHEN

1458 East 14 Street Brooklyn, NY 11230

Midwood

4-Story School Building With Lower Level

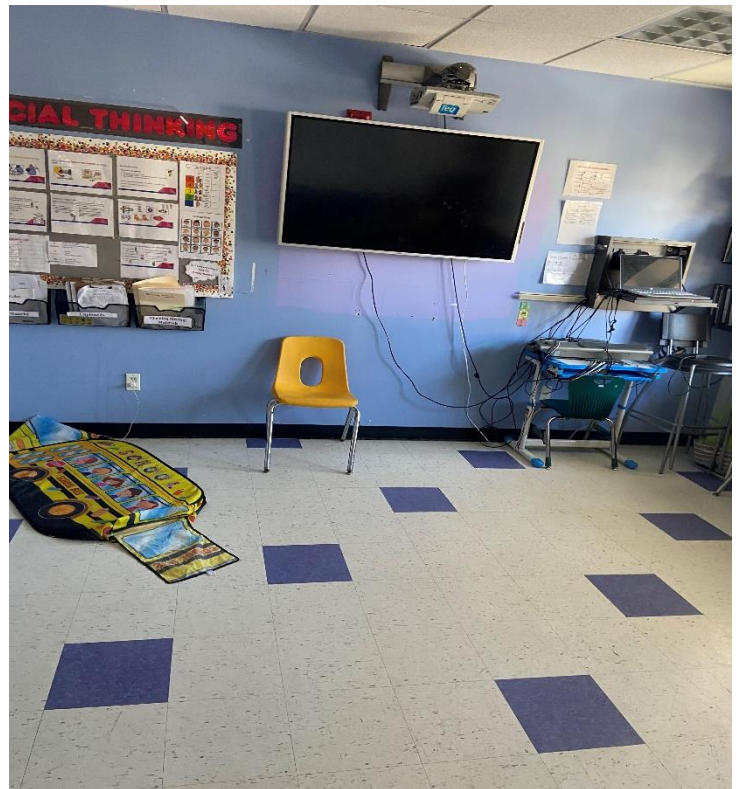


3RD FLOOR CLASSROOMS

1458 East 14 Street Brooklyn, NY 11230

Midwood

4-Story School Building With Lower Level



2ND FLOOR CLASSROOMS & SMALL GYM

1458 East 14 Street Brooklyn, NY 11230

Midwood

4-Story School Building With Lower Level

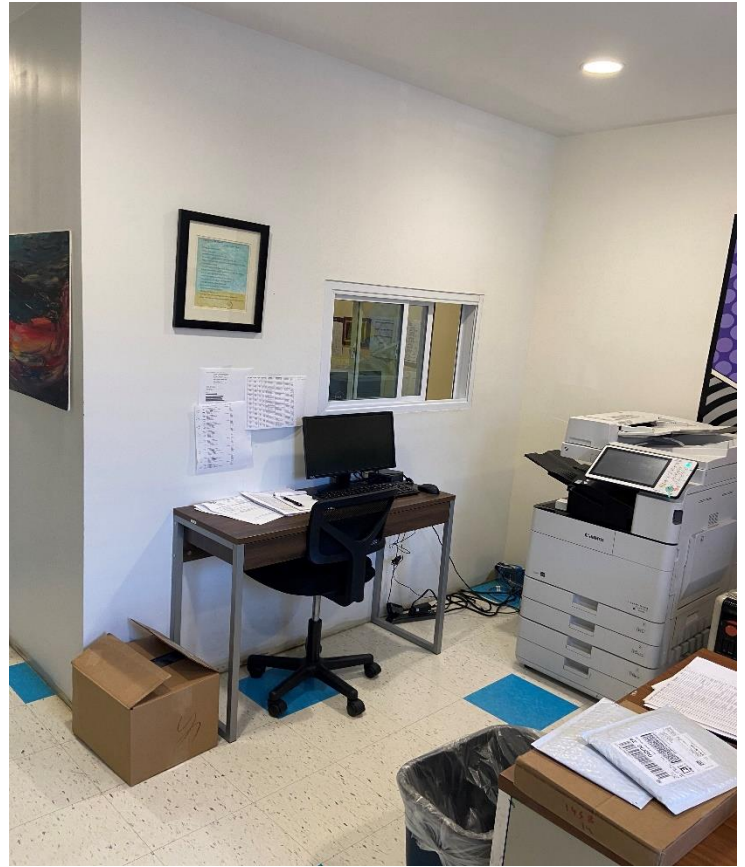


LOWER LEVEL LARGE GYM & MUSIC ROOM

1458 East 14 Street Brooklyn, NY 11230
Midwood



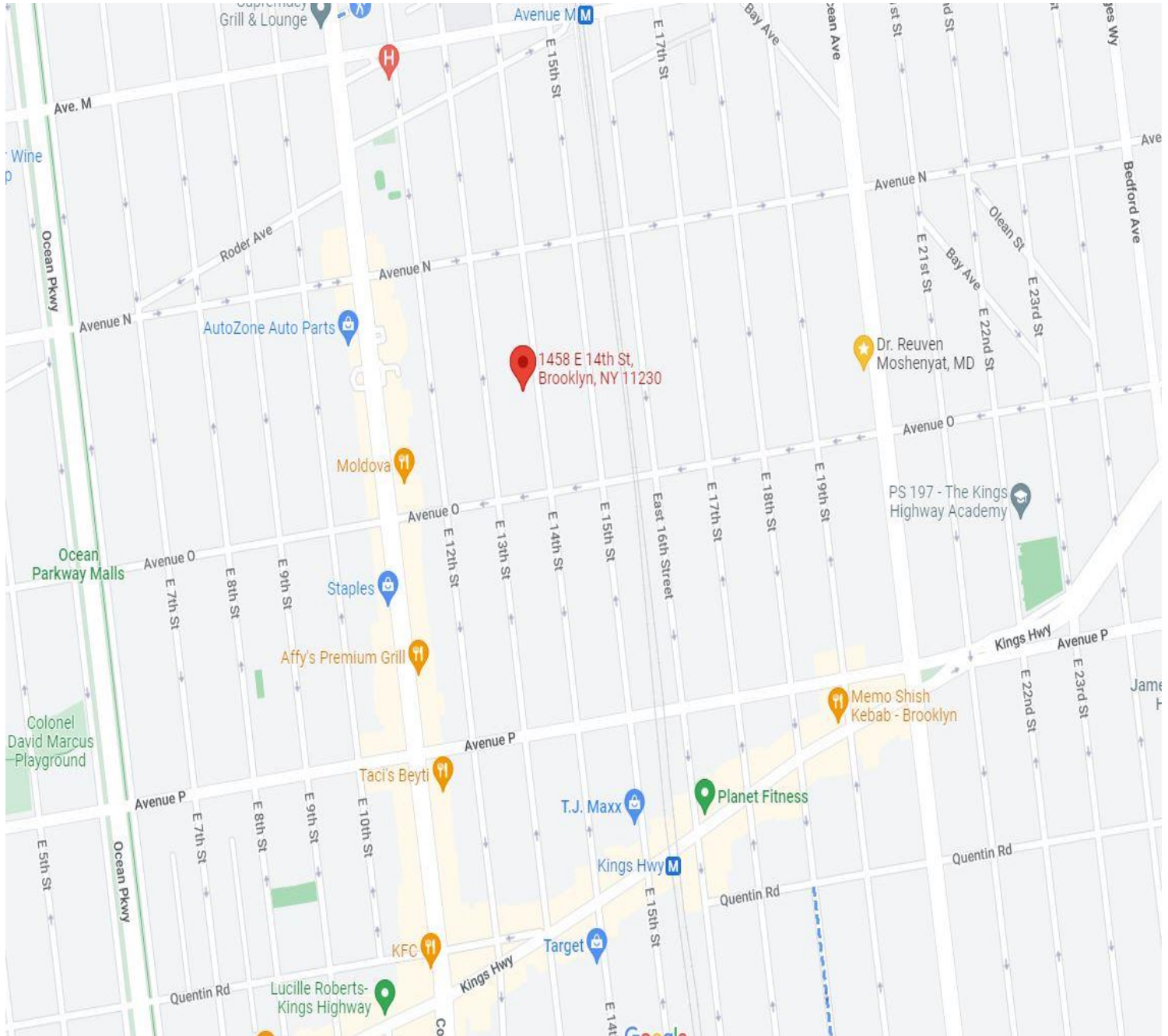
4-Story School Building With Lower Level



1st FLOOR CLASSROOM OFFICE HALLWAY & ELEVATOR

4-Story School Building With Lower Level

NEIGHBORHOOD MAP



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.

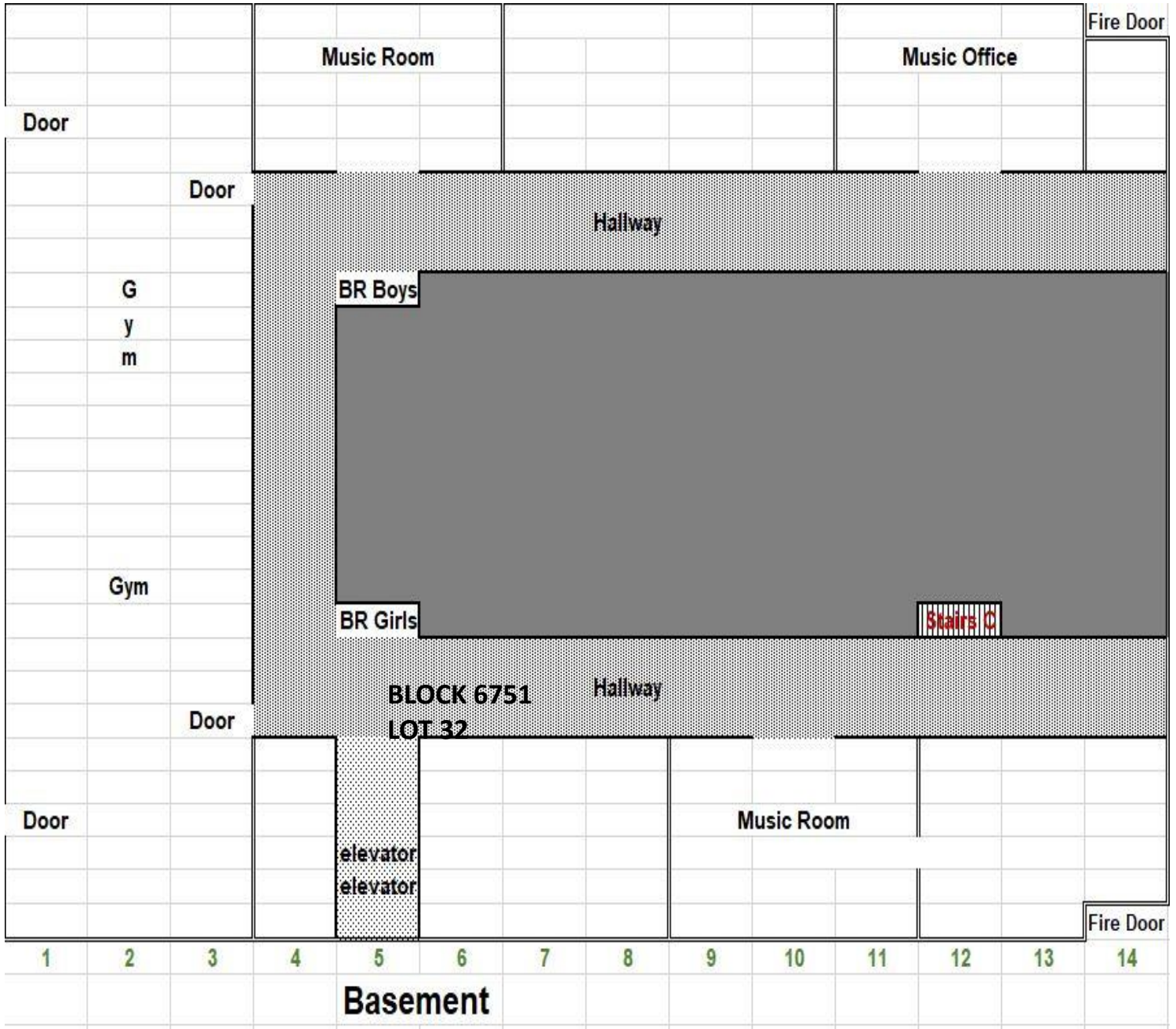
ZONING & LAND USE



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property or any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.

4-Story School Building With Lower Level

BASEMENT – FLOOR PLAN



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.

4-Story School Building With Lower Level

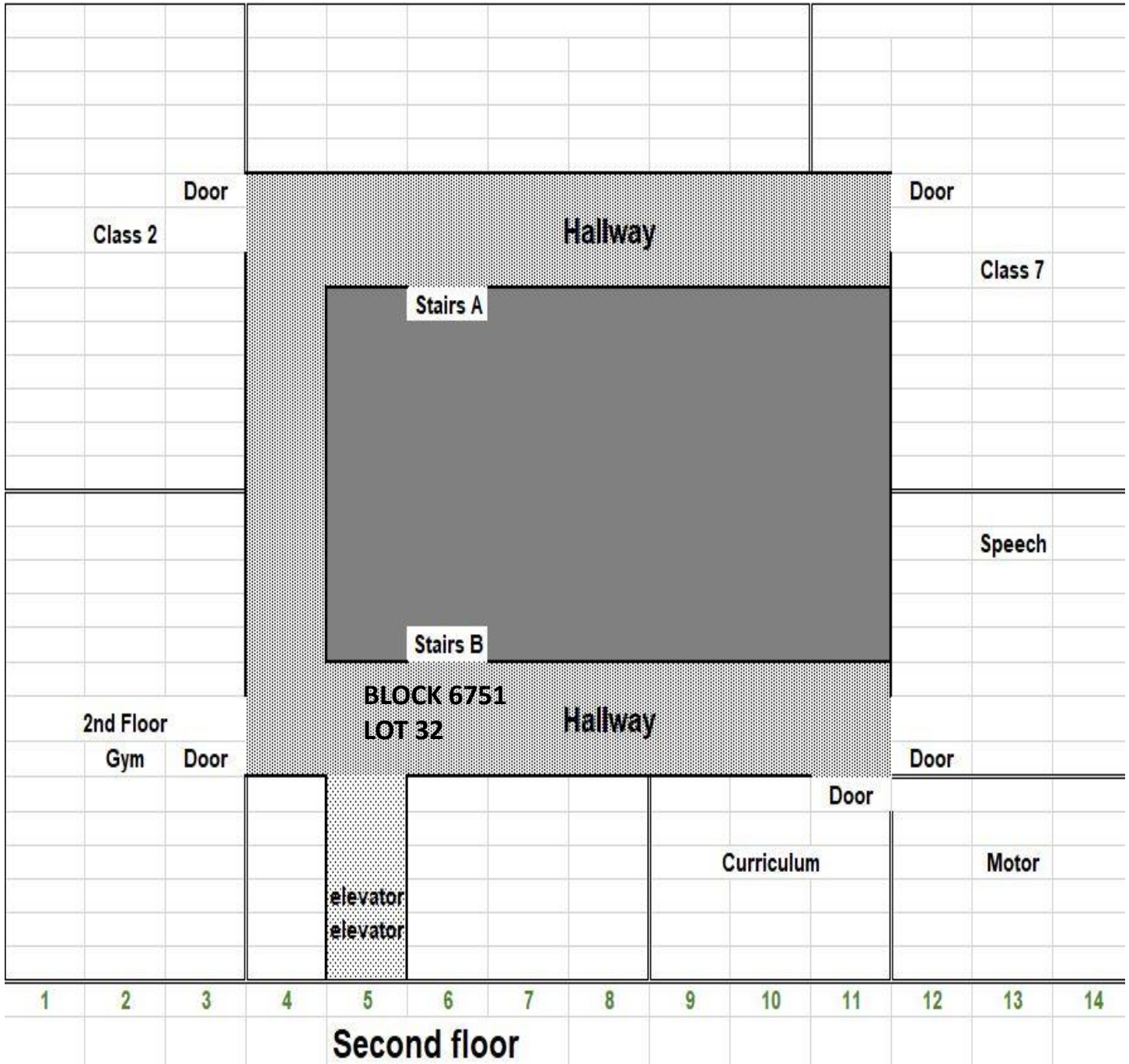
1ST FLOOR – FLOOR PLAN



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.

4-Story School Building With Lower Level

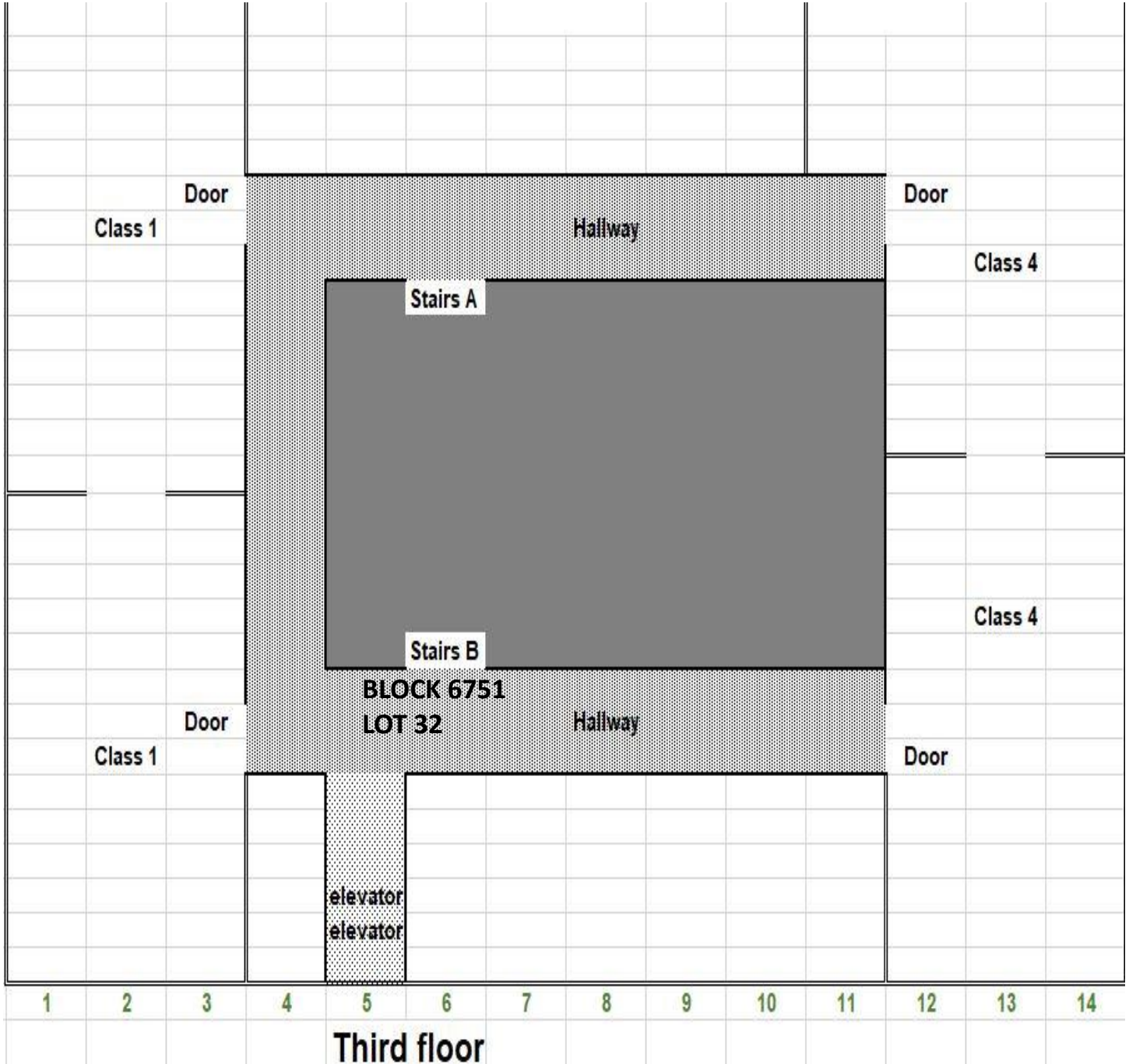
2nd FLOOR – FLOOR PLAN



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.

4-Story School Building With Lower Level

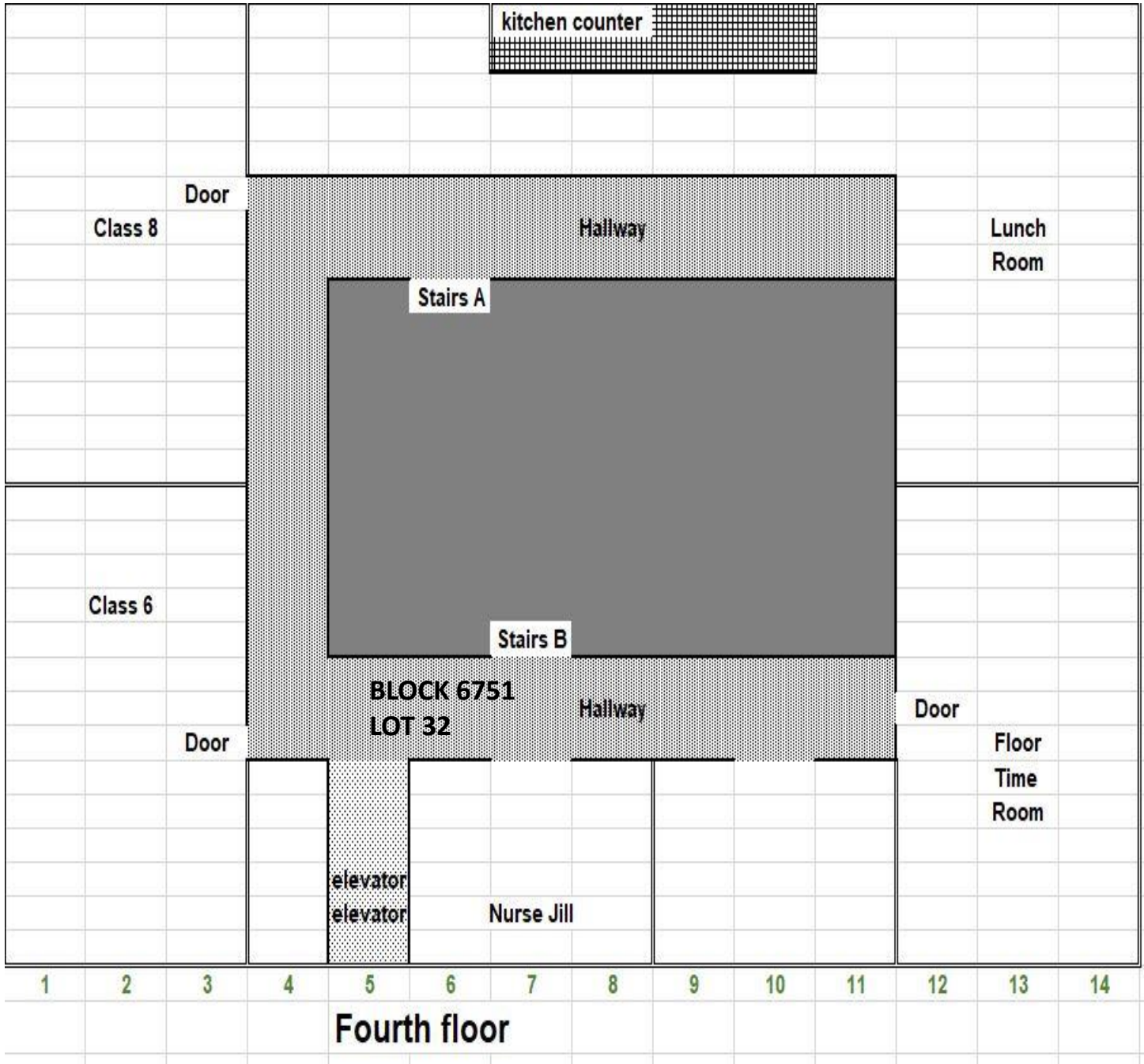
3rd FLOOR – FLOOR PLAN



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.

4-Story School Building With Lower Level

4th FLOOR – FLOOR PLAN



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.

JA COHEN ADVISORY GROUP HEADQUARTERS



Please contact Jack A. Cohen for more information or to schedule a showing.

CONTACT INFORMATION

Jack A. Cohen

CEO

JA Cohen

Advisory

Group LLC

Located at the Venetian Condominiums

431 Ave P

Brooklyn, NY 11230

(718) 971-1675 Office

(917) 533-8905 Cell

jack@jacohengroup.com



Located at the Venetian Condominiums
431 Avenue P
Brooklyn, NY 11230
(718) 971-1675 Office