

234

Atlantic Avenue

RESIDENTIAL MIXED-USE
BUILDING FOR SALE

 **Douglas Elliman**
Commercial



234

Atlantic Avenue

ASKING PRICE: \$3,200,000

Douglas Elliman Commercial has been exclusively retained by ownership to market for sale 234 Atlantic Avenue, Brooklyn, NY.

The 4-story building is currently configured as 2 residential units and 1 ground level retail unit. Continuous ownership for 86 years, this mixed-use building has been maintained and updated to deliver consistent retail and residential rental income. Delivered vacant, the building has strong potential for owner- user or as an investment providing potential upside from an additional 3rd apartment or updating the basement to service the Retail as accessory use.

Located on the active retail corridor between Court Street and Boerum Place. the center of Brooklyn's most vibrant neighborhoods: Cobble Hill - Boerum Hill - Brooklyn Heights - Downtown Brooklyn.

Nearby neighbors include: 5 Below, Michael's, Trader Joe's; Starbucks, Sephora, Soul Cycle, Shelsky's, Walgreens. Transportation is within a 3 min walk to Borough Hall / Court Street Train Station: 2/3/4/5/R Trains.

Please contact broker to discuss details.



PROPERTY DETAILS:
234 ATLANTIC AVENUE
BROOKLYN, NY 11201

LOCATED ON THE SOUTH SIDE OF
ATLANTIC AVE. BETWEEN COURT STREET
AND BOERUM PLACE

BLOCK / LOT: 278-32

LOT DIMENSIONS: 19ft x 46.58 ft

LOT SQUARE FOOTAGE: 966 SQFT

BUILDING DIMENSIONS: 19 ft X 42 ft

BUILDING SQUARE FOOTAGE: 2,774 SQFT (Above Grade)

STORIES: 4

COMMERCIAL NET SQUARE FOOTAGE: GROUND 756 SQFT
BASEMENT 1,244 SQFT

FLOORS + BASEMENT: 5

RESIDENTIAL APTS: 2

RETAIL UNITS: 1

TOTAL UNITS: 3

ZONING: R6A, C2-4, DB

RESIDENTIAL FAR: 3

TOTAL FAR: 2,897 SQFT

TOTAL AS BUILT SF: 2,774 SQFT

AVAILABLE AIR RIGHTS: 123 SQFT

TAX CLASS: 1 (YOY 6% increase cap & 20% max increase in 5 yrs)

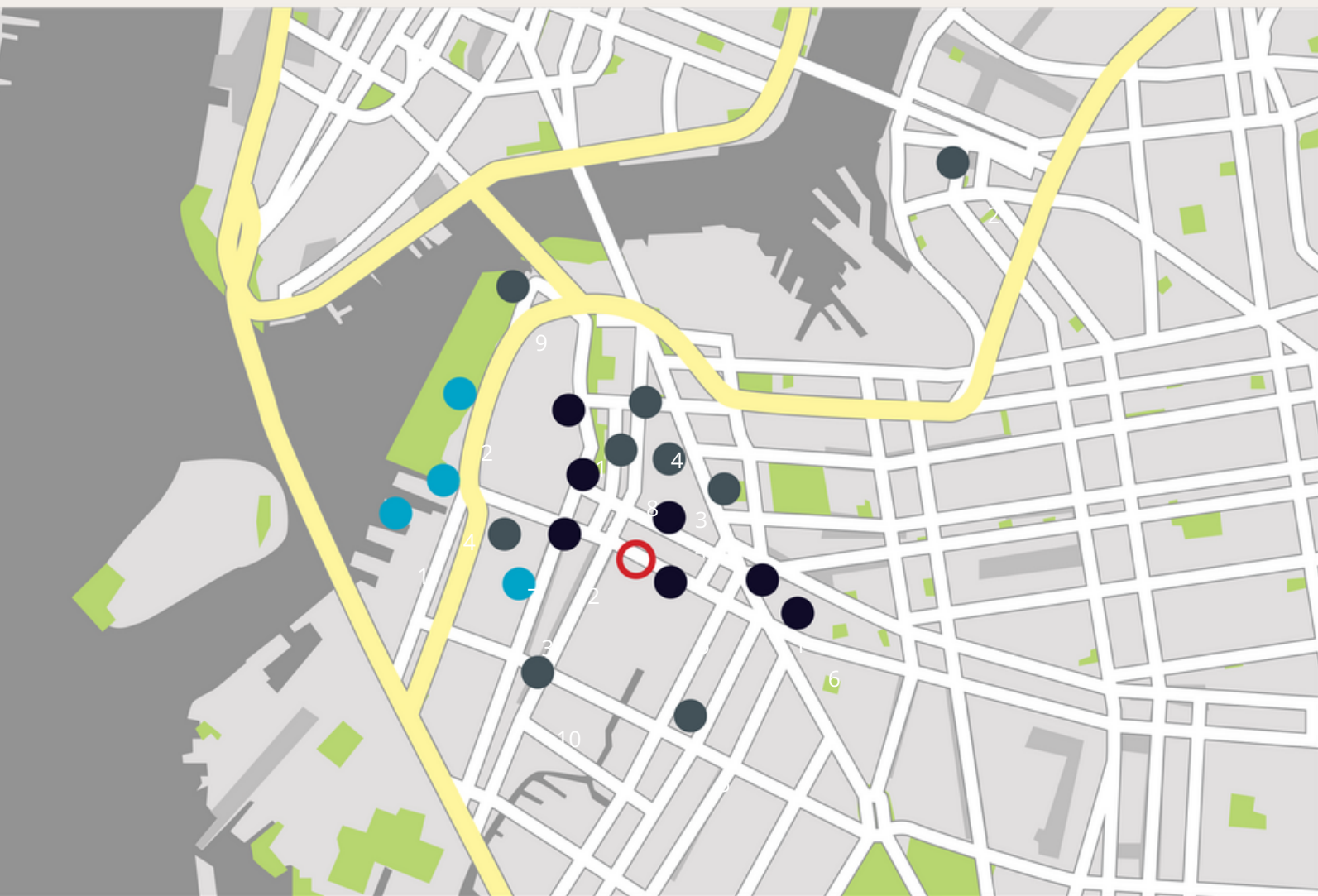
REAL ESTATE TAXES (2026-27): \$10,980

CERTIFICATE OF OCCUPANCY: No

**Note: All square feet measurements are approximate*



AREA MAP



SHOPPING & FITNESS

- 1 Apple Downtown Brooklyn
- 2 Blink Fitness Boerum Hill
- 3 Sephora
- 4 Target
- 5 Trader Joe's
- 6 Whole Foods Market

OUTDOOR SPACES

- 1 Brooklyn Bridge Park
- 2 Brooklyn Height's Promenade
- 3 Cobble Hill Park
- 4 Van Voorhees Playground

RESTAURANTS + FOOD SHOPS

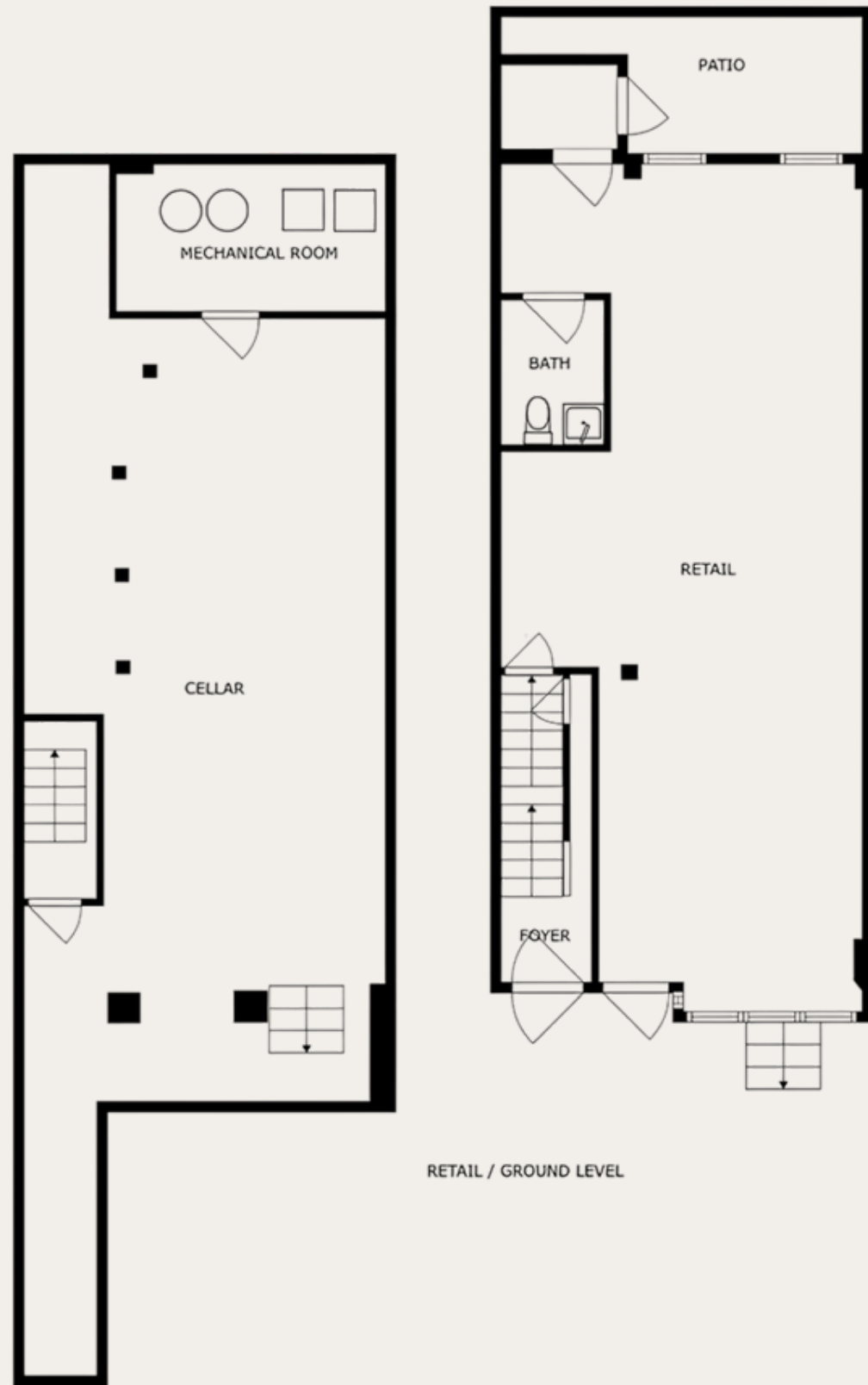
- 1 Clark's Restaurant
- 2 Francie
- 3 Gage + Tollner
- 4 Henry's End
- 5 Junior's Restaurant & Bakery
- 6 Runner & Stone
- 7 Saint Julivert
- 8 Shake Shack
- 9 The River Cafe
- 10 Ugly Baby

APT #	# OF BEDS AND BATHS	APPROX GROSS AREA SF	APPROX GROSS EXT. AREA SF	LEASE EXPIRATION DATE	EXISTING MONTHLY RENT	PROFORMA RENT
3rd & Floor	2 B, 1	1,160	318	Vacant	Vacant	\$39,600
2nd Floor	1 B, 1	798	0	Vacant	Vacant	\$37,200
Retail / Ground	0 B, 1	798	115	Vacant	Vacant	\$120,000
Retail / Basement	0 B, 0	1,244	0	Vacant	Vacant	\$0
PROFORMA - GROSS ANNUAL RENTAL INCOME:						\$196,800

EXISTING ANNUAL EXPENSES: 2024/2025	
2024/2025 PROPERTY TAX	\$10,484
INSURANCE	\$8,600
COMMON ELECTRIC	\$1,200
ATLANTIC AVE BID	\$500
MAINTENANCE	\$2,400
TOTAL ANNUAL EXPENSES	\$23,184

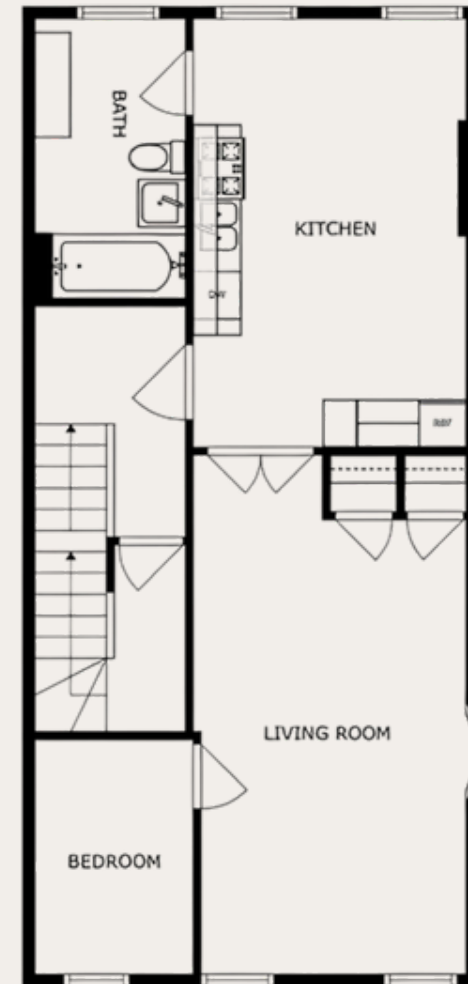
Total Projected NOI: \$173,616

Note: All square feet measurements are approximate



RETAIL / GROUND LEVEL

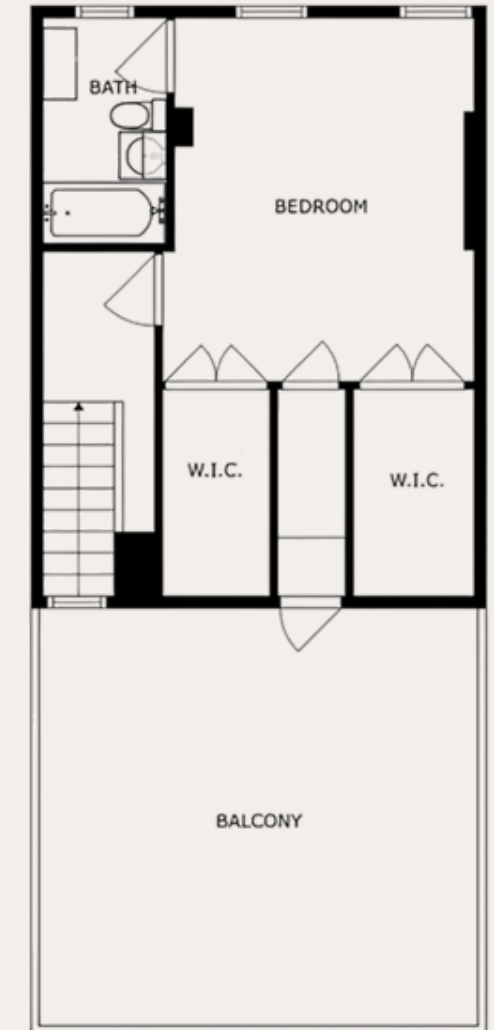
RETAIL / CELLAR



FLOOR 2 / APT. 1



FLOOR 3 / APT. 2



FLOOR 4 / APT. 2



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