

DEVELOPMENT SITE FOR SALE

Exclusive Listing / Commercial Acquisitions Inc.



360 CRESCENT ST, BROOKLYN, NY 11208

Btw. Weldon St & McKinley St

ASKING PRICE

\$1,499,000

SIZE

6,407 SF

BUILDING 32' X 55'
LOT 40' X 100'

BLOCK & LOT

04164-0032

ZONING

R5

PROPERTY TAX

\$2,918

Highlights:

32' Frontage

Prime Location

Delivered Vacant

3 Stories

Near Transit

Built In 2026

Surrounded By Lots Of Amenities

6 Unit Elevator Development Site

4 Parking Spots

Four (2) Bedrooms

Two (1) Bedroom

PROPERTY OVERVIEW

A rare opportunity to acquire a 6-unit elevator development site at 360 Crescent St, Brooklyn, NY, offered at approximately 80% completion. The project consists of four (4) 2-bedroom units and two (2) 1-bedroom units, along with four (4) on-site parking spaces. Upon completion, the asset will be delivered as a fully built elevator building, significantly reducing development risk and timeline for the buyer. This presents a unique chance to secure a near turnkey residential asset in a growing area, with strong rental potential and long-term upside. Owner financing is available, providing additional flexibility for acquisition.

EXCLUSIVE BROKER

Arsen Atbashyan

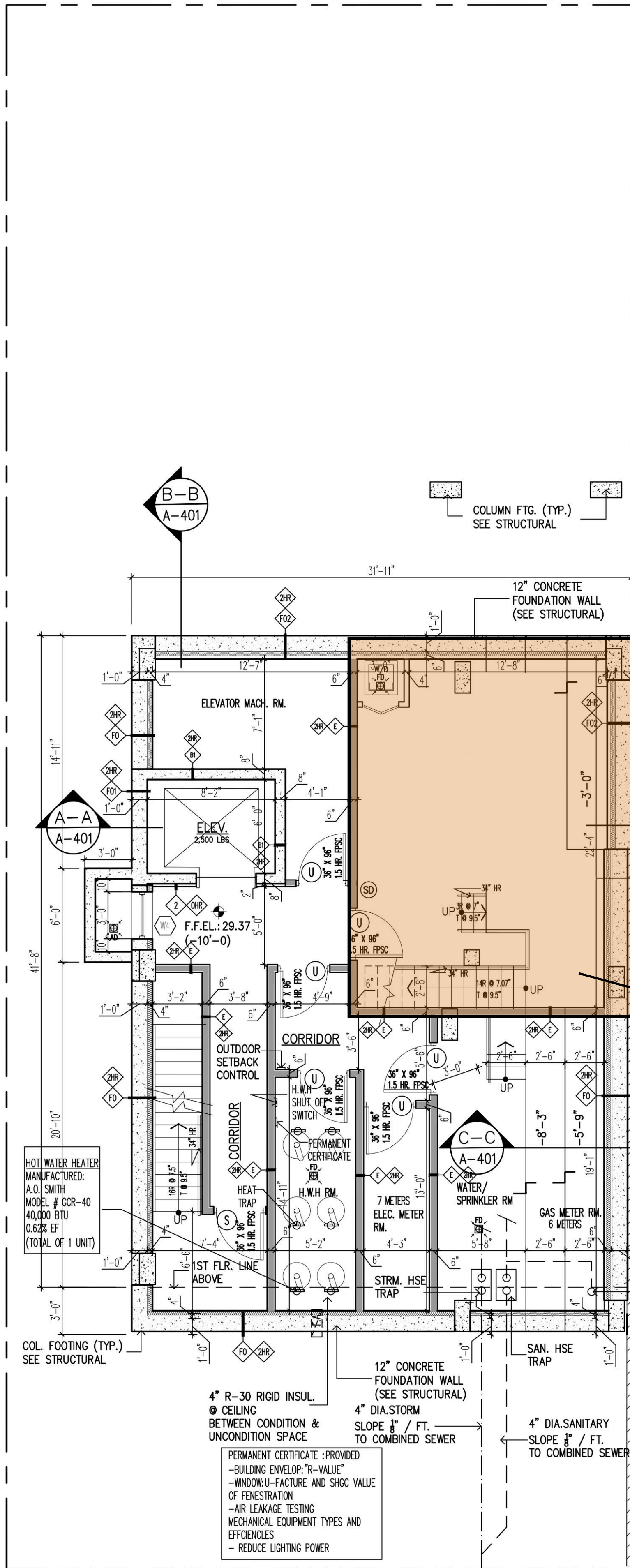
917-939-3760 / arsen@commercialacq.com

Commercial Acquisitions Inc.

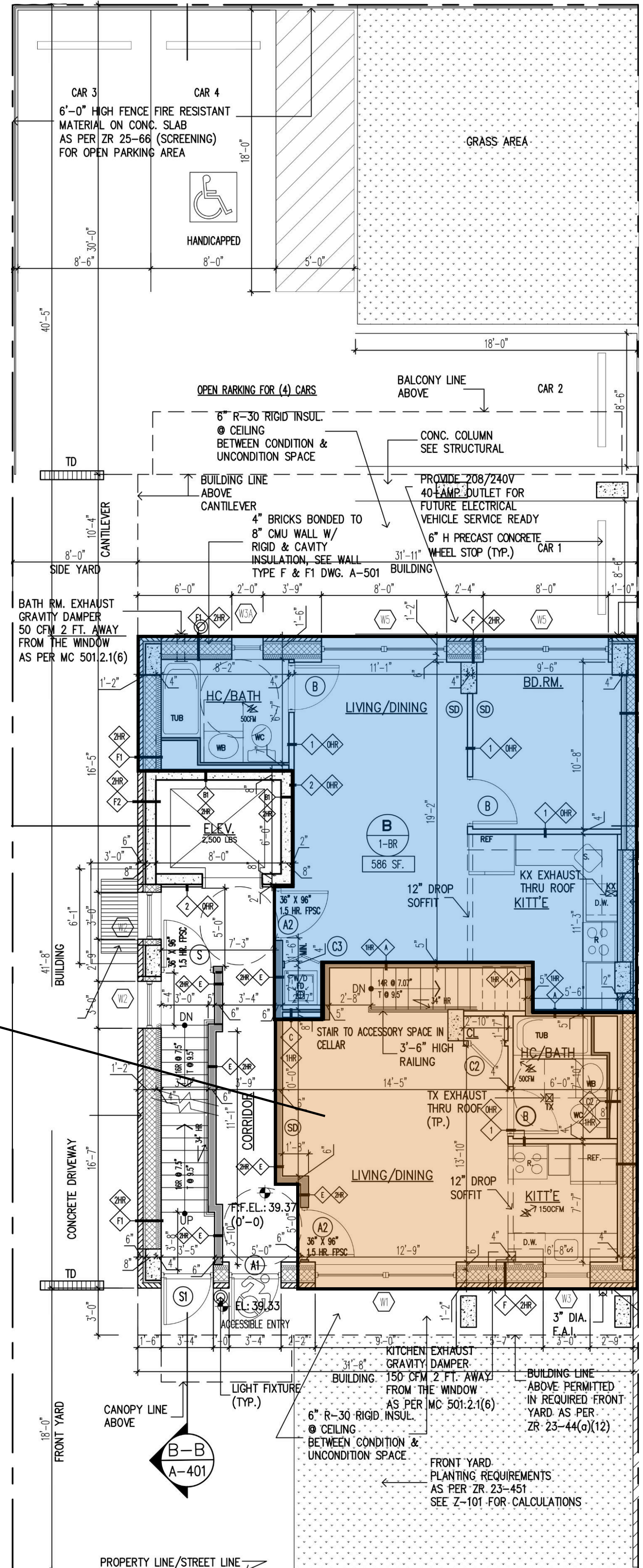
718-517-8700 / commercialacq.com

Cellar

1st Fl



**1BR
DUPLEX**



1BR

CRESCENT ST

2nd Fl

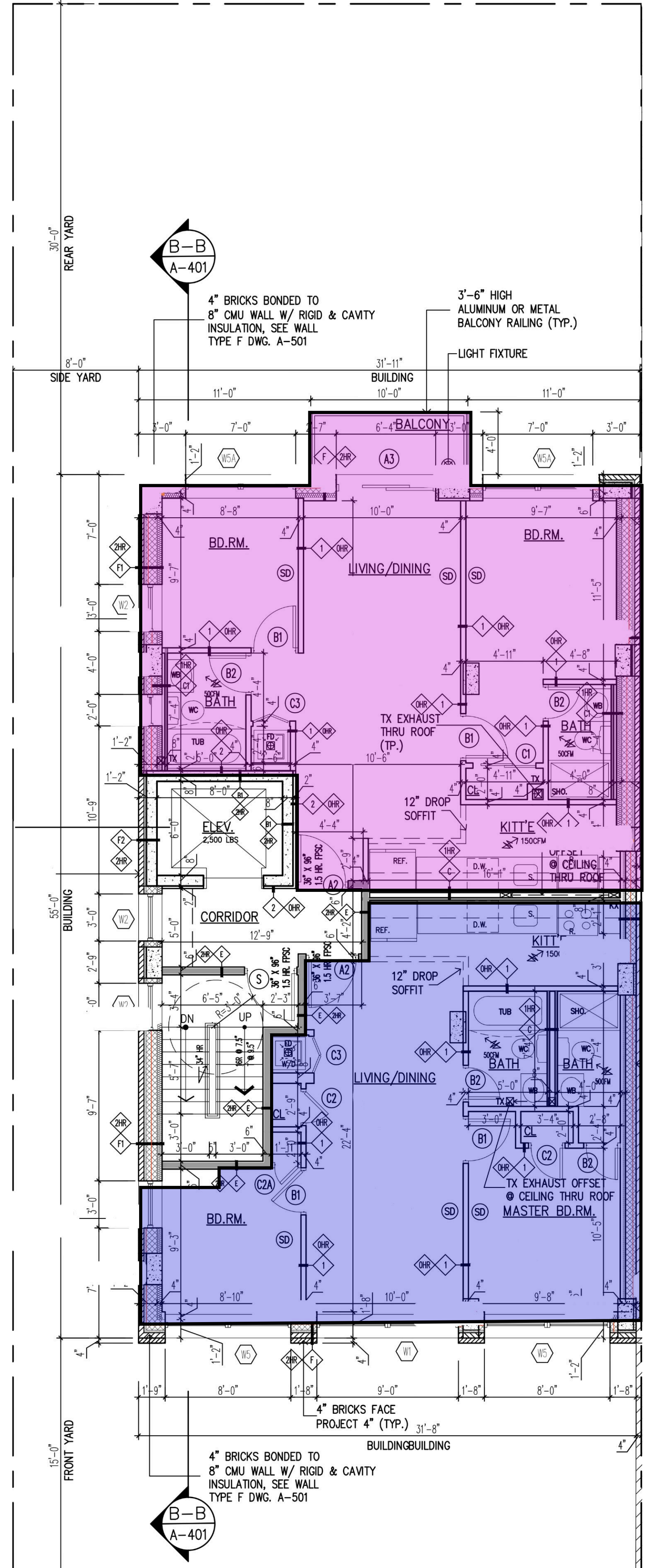
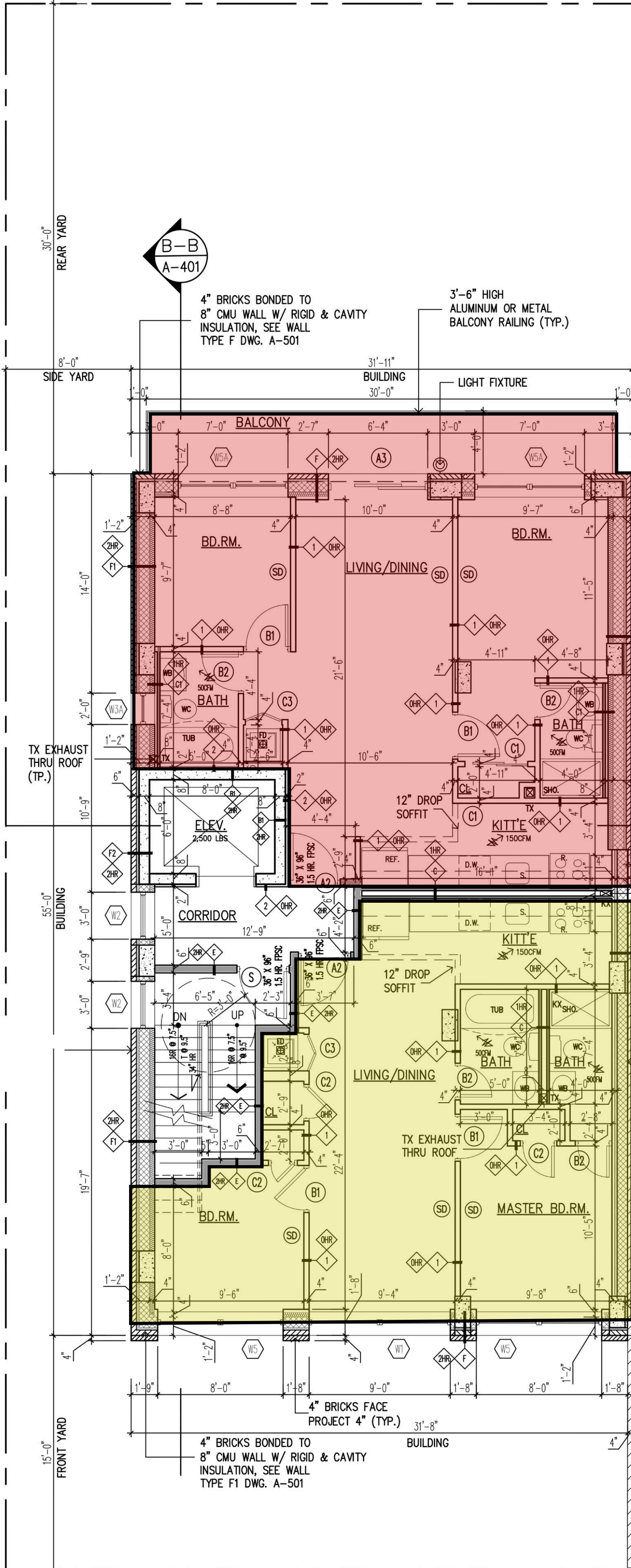
3rd Fl

2BR

2BR

2BR

2BR



CRESCENT ST

INCOME / EXPENSES

PROPOSED INCOME

		MONTHLY RENT
1ST FLOOR:	1. 1ST FLOOR REAR/ ONE BEDROOM	\$2,400
	2. 1ST FLOOR FRONT/ ONE BEDROOM DUPLEX	\$2,600
2ND FLOOR:	3. 2ND FLOOR REAR/ TWO BEDROOM	\$3,000
	4. 2ND FLOOR FRONT/ TWO BEDROOM	\$3,000
3RD FLOOR:	5. 3RD FLOOR REAR/ TWO BEDROOM	\$3,000
	6. 3RD FLOOR FRONT/ TWO BEDROOM	\$3,000
TOTAL		\$17,000

PROPOSED EXPENSES

REAL ESTATE TAXES	\$2,918
INSURANCE	\$7,000
PLP	\$1,500
ELEVATOR	\$3,500
WATER/SEWER/SPRINKLER	\$7,500
TOTAL ANNUAL	\$22,418

GROSS ANNUAL INCOME

\$204,000

LESS EXPENSES

\$22,418

NET OPERATING INCOME

\$181,582

TOTAL COST

**\$1,499,000 PROPERTY ACQUISITION
+ \$500,000 COMPLICATION COST**

TOTAL

\$1,999,000

CAP RATE

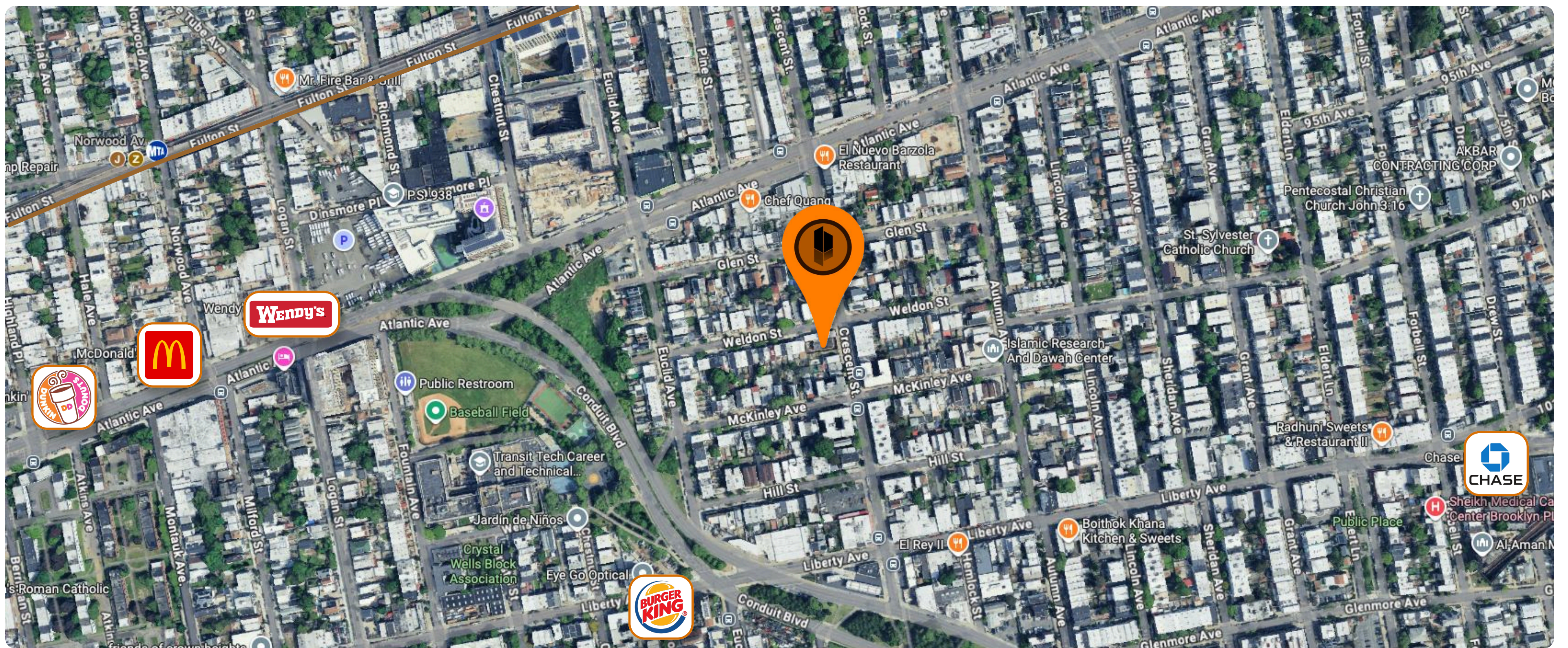
9.08%



Location Overview

Commercial Acquisitions Inc.

AREA MAP



TRANSIT ACCESS

SUBWAY A, C, J, Z - Lines

BUS Q24, B13

CAR Close access to Atlantic Ave

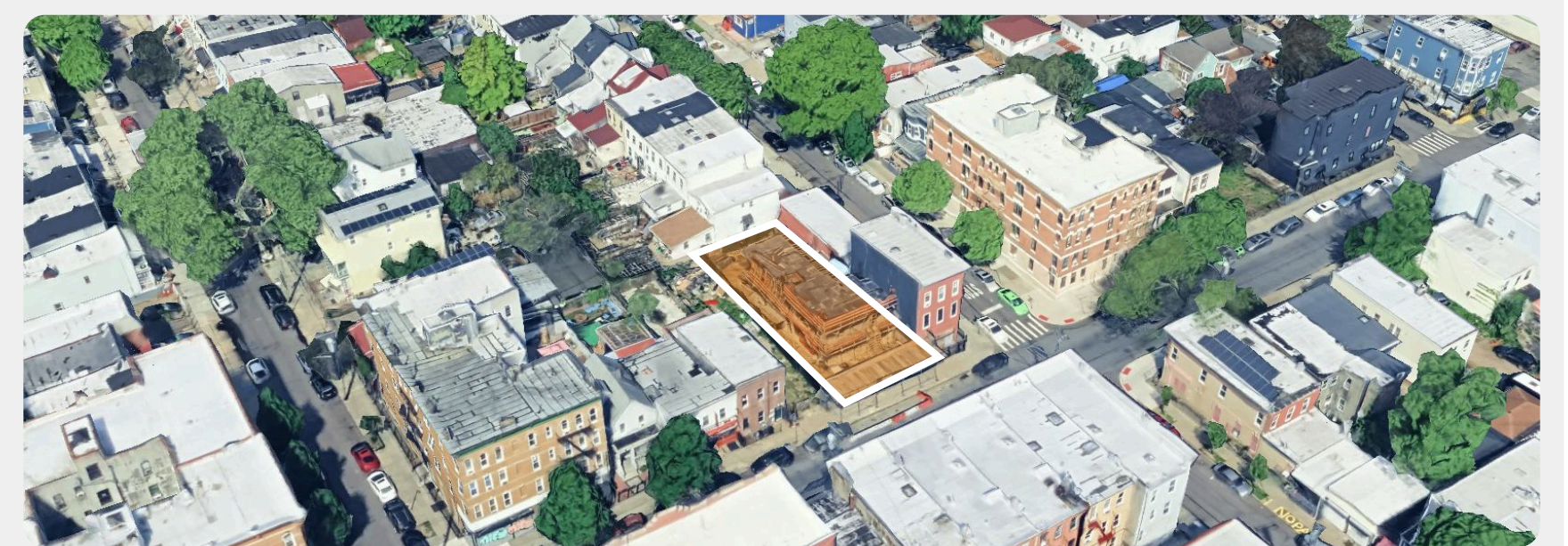
TENANTS & AMENITIES ANALYSIS

Located in a dense residential area with strong surrounding amenities, including grocery stores and national retailers such as Popeyes, McDonald's, Dunkin', and Wendy's. Nearby Chase Bank, pharmacies, and everyday conveniences provide consistent foot traffic and demand.

TRAFFIC ANALYSIS

Foot traffic:

- Estimated 2,500–5,000 pedestrians/day, supported by dense surrounding residential population, nearby bus routes, and access to the J, Z, A, and C subway lines.



LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.