



766

UNION STREET
PARK SLOPE, BROOKLYN

Virtually Staged for Concept Only

NEWLY PREBUILT COMMUNITY FACILITY CONDO FOR SALE - 874 SF MEDICAL/OFFICE SPACE IN DENSE RESIDENTIAL NEIGHBORHOOD

All images are artistic renderings. The complete offering terms are in an offering plan available from Sponsor CD-19-0043. All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area and includes columns, mechanical pipes shaft, shaftways, chaseways, conduits, and other common elements. Sponsor reserves the right to make changes in accordance with the terms of the offering plan. Plans and dimensions may contain minor variations from floor to floor. See the offering plan for full terms. Equal Housing Opportunity. All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.

766 Union Street

Between 6th & 7th Avenues

Condo Unit

Ground Level: 874 sf - accessible via stairs
and existing Wheelchair lift on ground level

Occupancy: Immediate
Sale Price: \$795,000

Comments

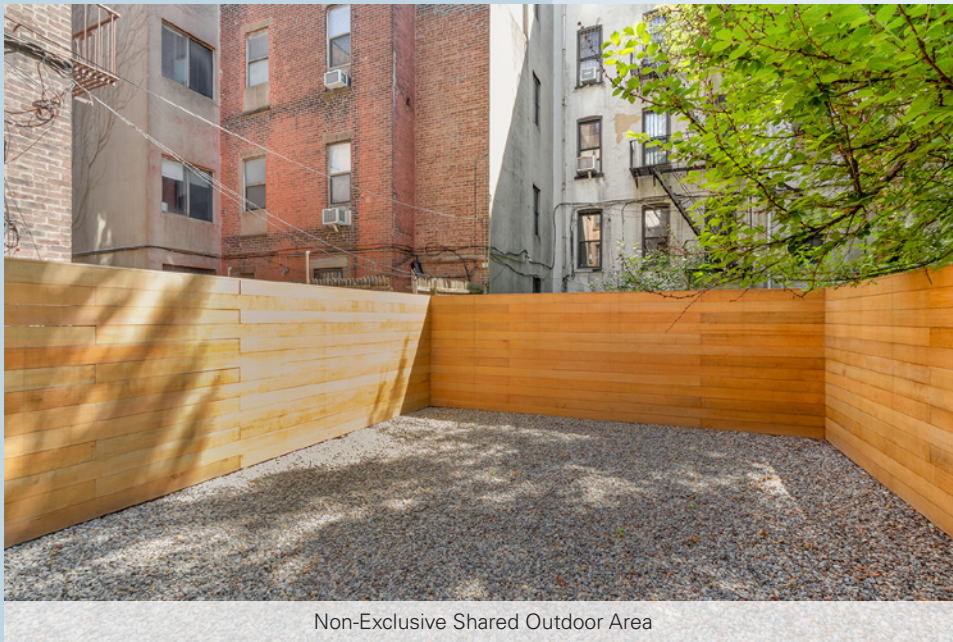
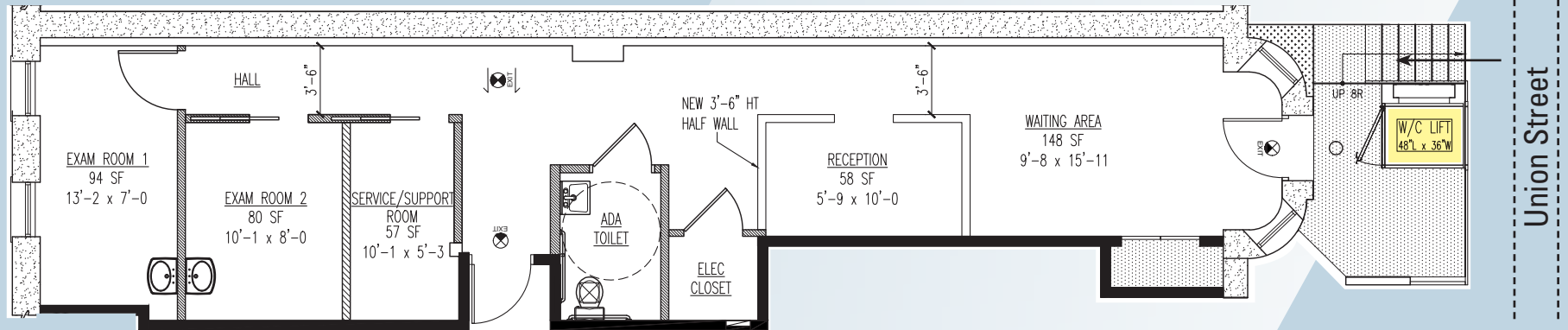
- Ideal location for Orthodontist, Psychologist, Dermatologist, Chiropractor, Therapist, Physical Therapy, Educational/Tutoring
- Verizon FIOS, Mitsubishi mini-splits system for heating and cooling, fire alarm, sprinkler heads throughout
- Area features a wide variety of restaurant and eateries
- 2 Blocks from Union St **R** -train station
- Walking distance to **B** **Q** -subways at 7th Ave/Park Pl station (\pm 9 minutes) and **2** **3** -trains at Grand Army Plaza (\pm 10 minutes)
- Area hospitals/healthcare facilities include Metodista Hospital, Center for Community Health at NewYork-Presbyterian Brooklyn Methodist Hospital; and vicinity of Kings County Hospital Center, NYC Health + Hospitals/Woodhull, Hopkins Center for Rehabilitation, Weill Cornell's NewYork-Presbyterian Medical Group Rehabilitation Center
- Medical condo owner will have non-exclusive access rights to the outdoor yard

Specifications		Financial Breakdown		
Address	766 Union Street	Expenses (Projected):	Annual Costs	Monthly Costs
Block/Lot	957/1101	Real Estate Taxes (24/25)	\$2,055	\$171
Lower Level SF	\pm 874 sf	Common Charges	\$4,128	\$344
Zoning	R6A	Total Expenses:	\$6,183	\$515
Occupancy	Group B 4A			
Historic District	None			

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Floor Plan

Ground Level: 874 sf



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Newly Pre-Built Space



Virtually Staged Hallway
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