

OFFERING MEMORANDUM

677 E 21st | 677 East 21st Street Brooklyn, NY 11226

FOR SALE



Commercial



ellimancommercial.com

PROPERTY DETAILS & HIGHLIGHTS

677 E 21st | 677 East 21st Street Brooklyn, NY 11226

Building Name	677 E 21st
Property Type	Multifamily
Property Subtype	High-Rise
Building Size	11,800 SF
Lot Size	-
Year Built	2024

Exceptional Development Opportunity for a developer/ Investor: Presenting an outstanding investment opportunity at 677 East 21st Street, located in the heart of Brooklyn. This 17-unit residential project is approximately 50% complete, with all plans fully approved by the NYC Department of Buildings (DOB).

An ideal acquisition for developers or investors seeking a fast-track completion and flexible disposition options — whether as high-end condominiums or income-producing rentals.

Investment Snapshot: New 17-unit residential building, approximately 50% complete
All plans are fully approved by the NYC Department of Buildings (DOB)

Project Features: Architectural Set: Includes zoning analysis, floor plans (Cellar to Penthouse), elevations, ADA compliance,

Completed Work: Structural steel framing (welding, bolting). This project represents an exceptional opportunity to complete a new residential asset in a highly desirable Brooklyn location with significant construction milestones already achieved. Ideal for investors seeking expedited entry into a proven market with substantial upside potential.



- 11,800 SF building
- 17 units
- New construction (built in 2024)
- Located in Brooklyn
- Architectural set included
- Fully approved by NYC DOB
- Structural steel framing completed
- Ideal for developers and investors
- Fast-track completion potential

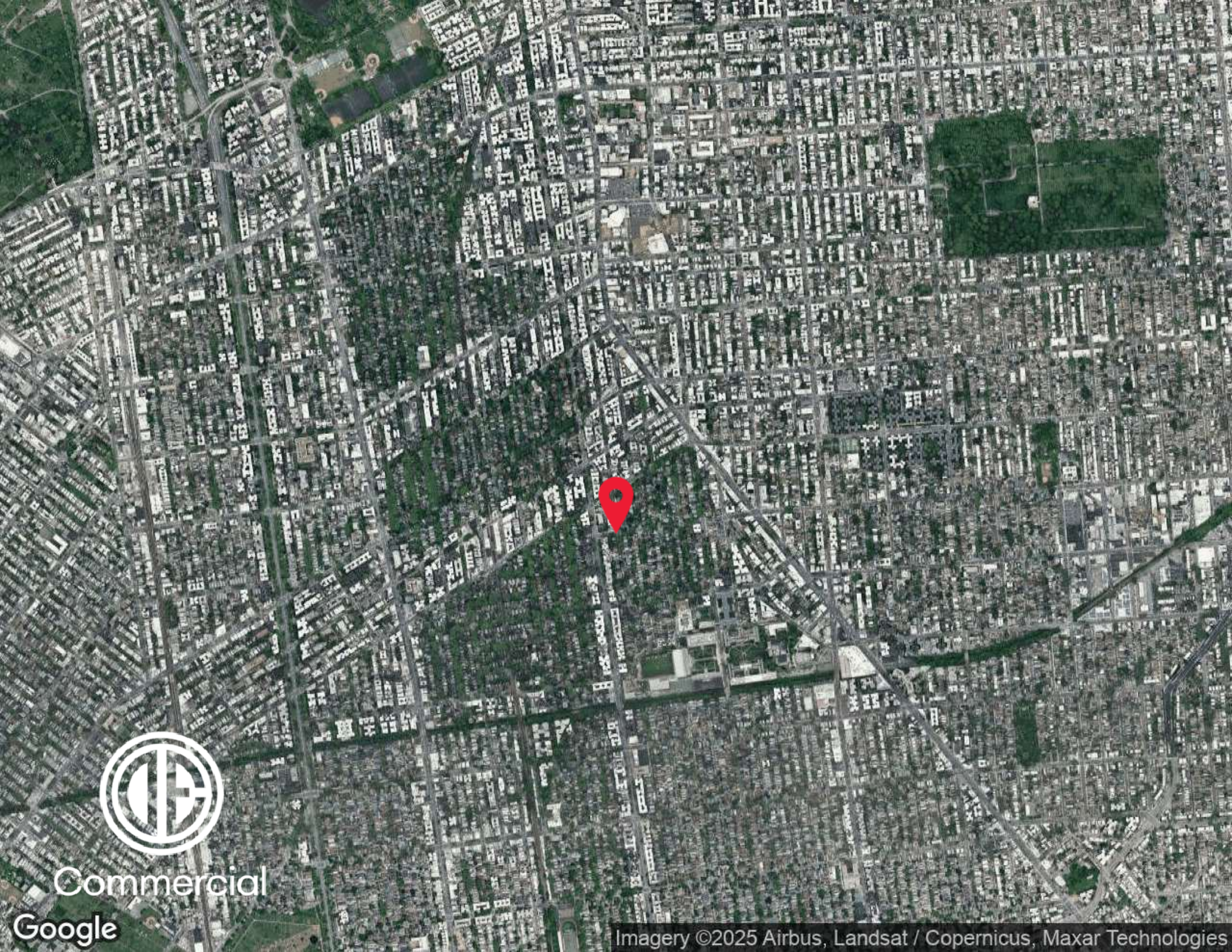
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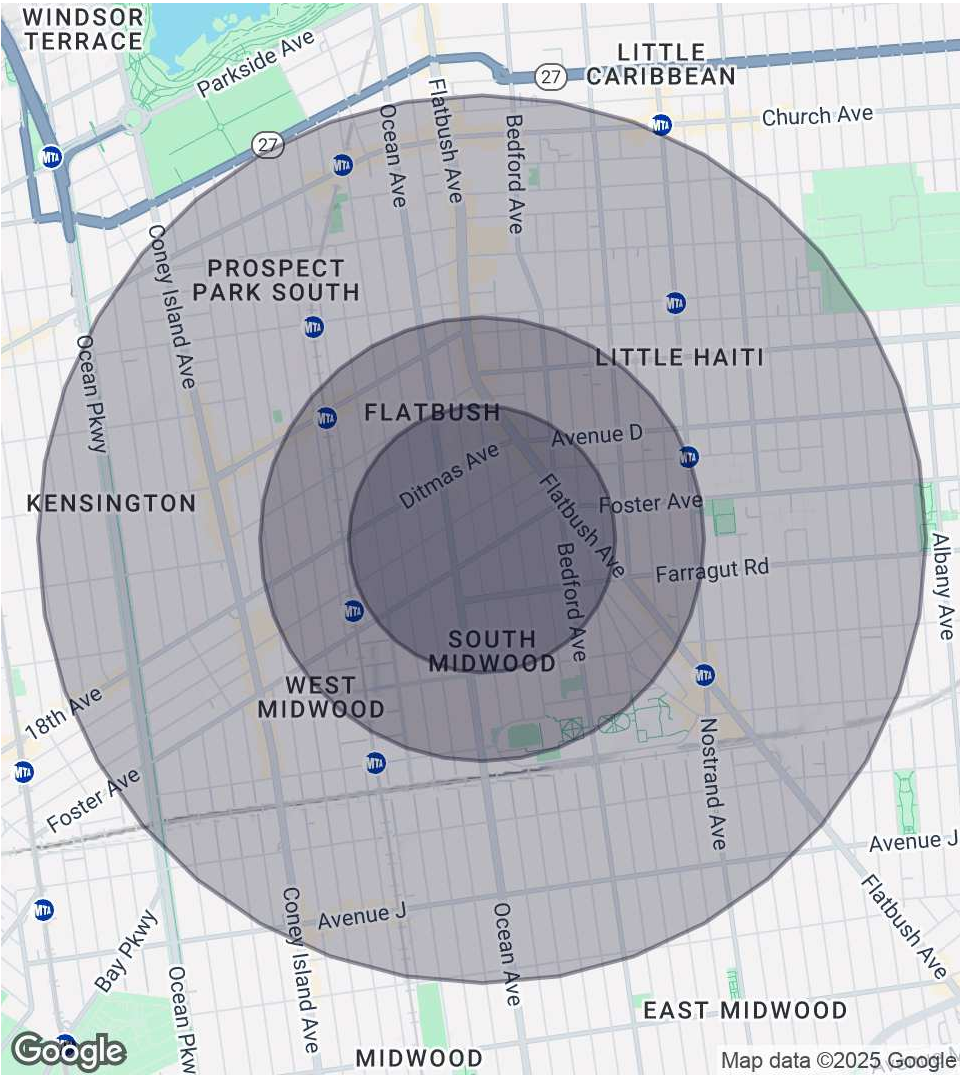
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Google

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DEMOGRAPHICS MAP & REPORT

677 E 21st | 677 East 21st Street Brooklyn, NY 11226



0.3 Miles Radius

Population
11,255
Households
4,152
Average HH Income
\$98,223

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

0.5 Miles Radius

Population
42,533
Households
15,555
Average HH Income
\$113,614

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

1 Mile Radius

Population
176,594
Households
63,730
Average HH Income
\$106,567

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

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We Are Commercial Real Estate

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