



450 CLINTON ST,  
UNIT 1P

BROOKLYN, NY

# Offering Memorandum Co-op Medical Office

BORIS FABRIKANT, ESQ.

Lic. Assoc. R.E. Broker

M: 917.324.0906

[boris@compass.com](mailto:boris@compass.com)

JEFF COUCHARA

Lic. R.E. Salesperson

M: 610.955.4460

[jeff.couchara@compass.com](mailto:jeff.couchara@compass.com)

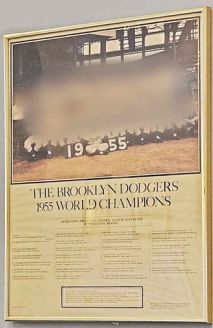
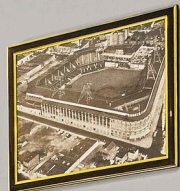
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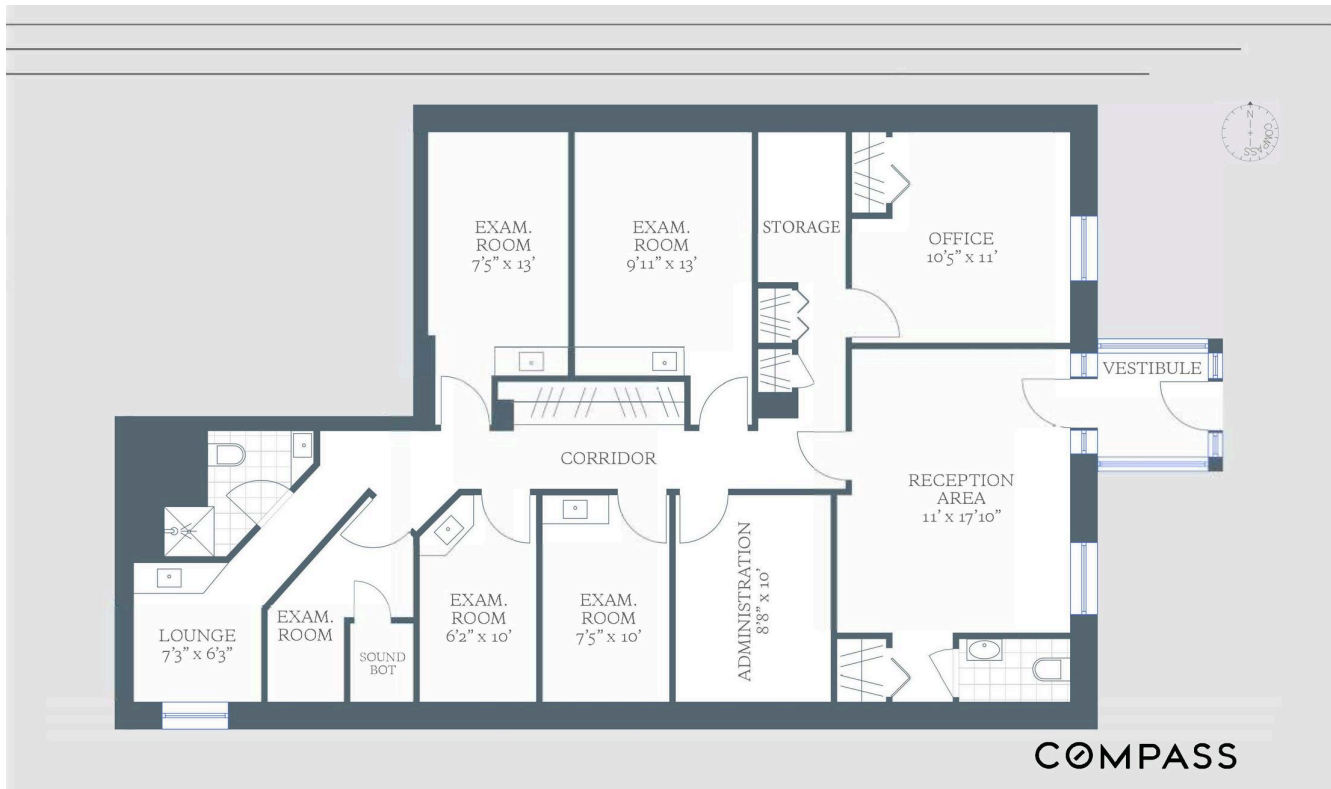
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# Property Profile



## ADDRESS

450 Clinton Street, 1P, Brooklyn, NY 11231

## PRICE

\$950,000

## MAINTENANCE

\$1,725

## GROSS SQFT

1,400

## YEAR BUILT

1900

## EXAM ROOMS

5

## BATHROOMS

1.5

# Property Description

## **Prime Medical Office for Sale | Carroll Gardens, Brooklyn**

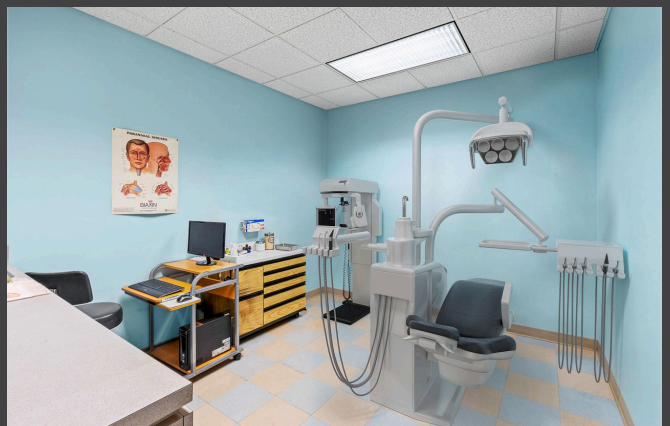
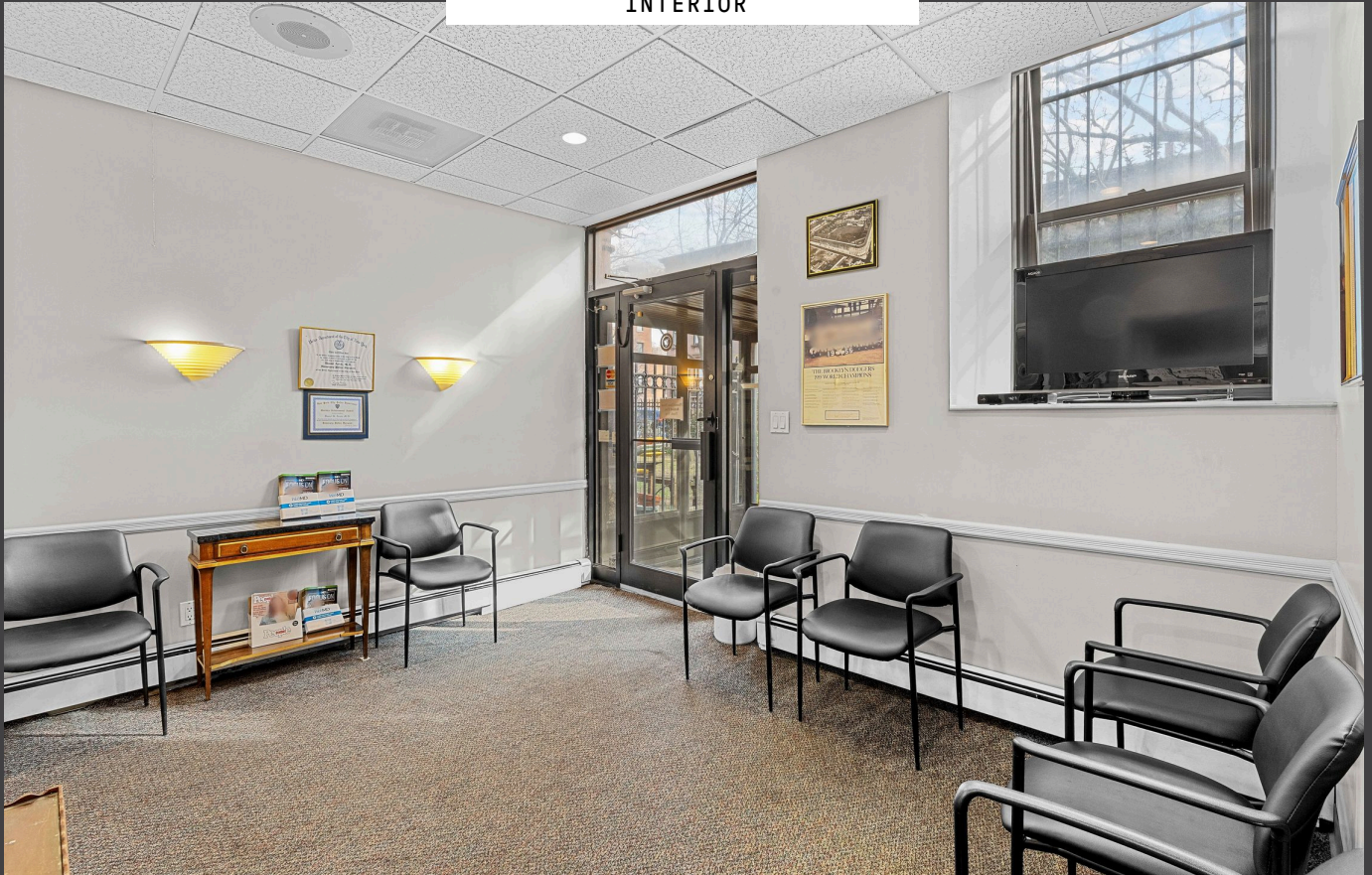
Located on a tree-lined block in the heart of Carroll Gardens, this 1,400-square-foot medical office presents a rare opportunity to acquire a well-configured clinical space just steps from Court Street. Positioned within a converted Norwegian church on 1st Place at the corner of Clinton Street, the unit benefits from a private side entrance, offering both discretion and direct street access. A landscaped walkway creates a serene and professional arrival experience.

The layout is designed to support a wide range of medical uses, featuring five fully built exam rooms, each equipped with its own sink and plumbing, a private doctor's office, administrative office, and a welcoming waiting area with natural light. A staff kitchenette/lounge and 1.5 bathrooms add to the space's overall functionality.

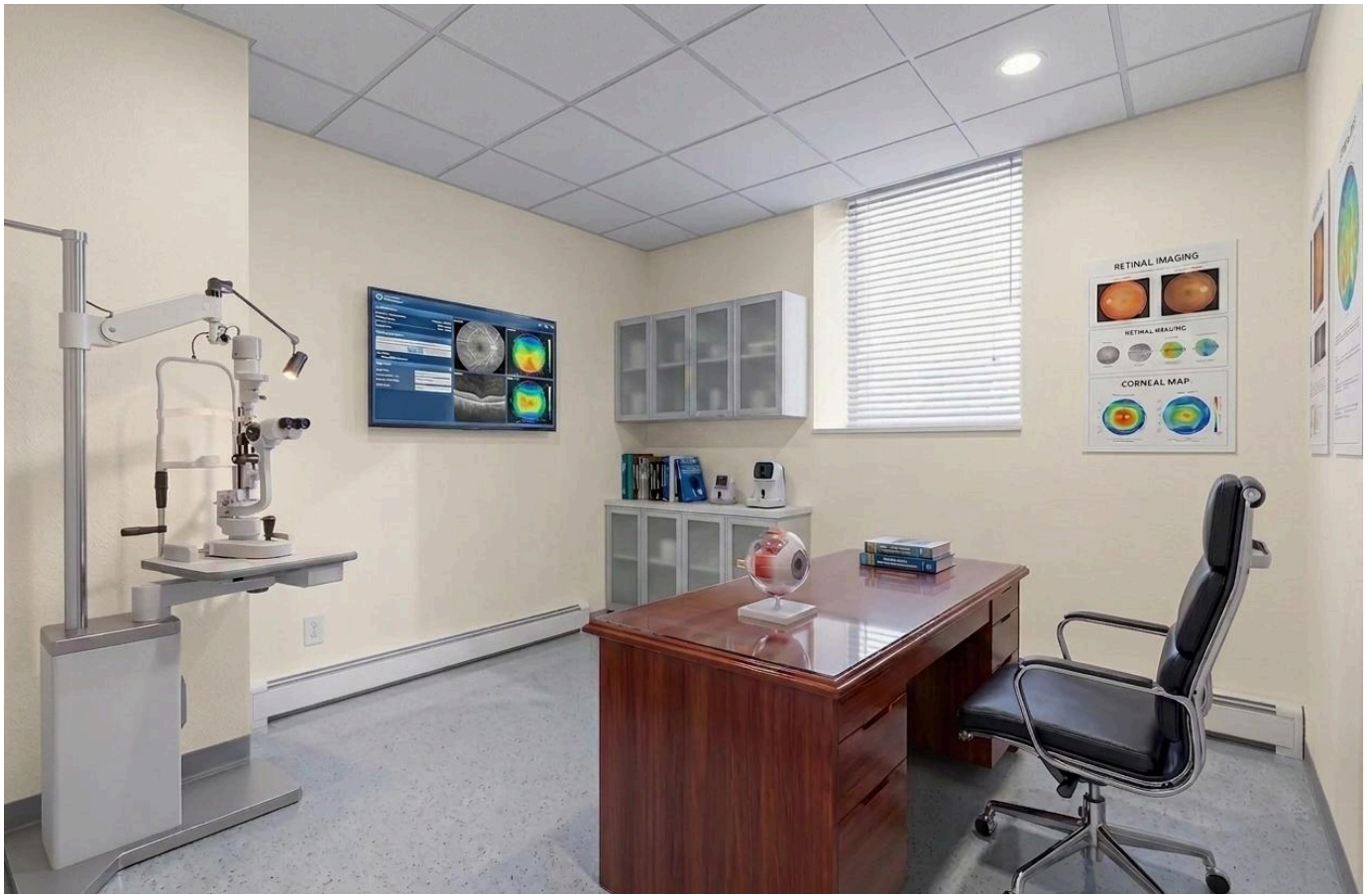
Located on the ground floor with straightforward accessibility, the space is well-suited for physicians, dental specialists, and other licensed practitioners. The quiet residential setting offers a calm, patient-friendly environment, while nearby Court Street provides convenient access to neighborhood amenities and transportation.

This is a compelling opportunity for an end user to modernize and tailor a well-proportioned medical office in one of Brooklyn's most sought-after neighborhoods.

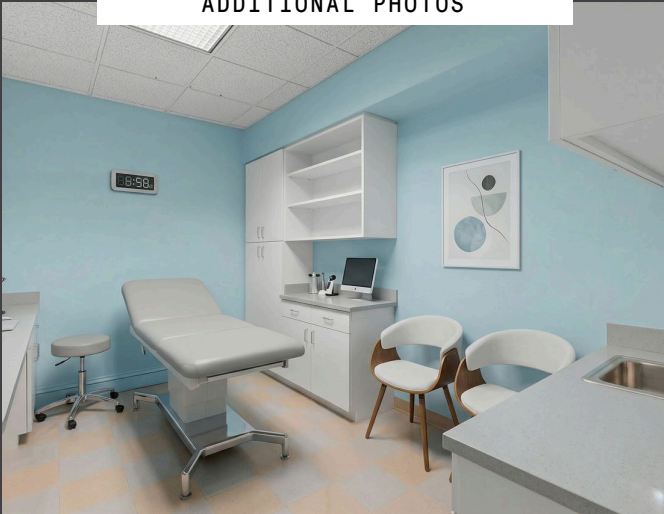
INTERIOR



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



450 CLINTON STREET, UNIT 1P

# Location Overview

BROOKLYN, NY

# Local Map



# Area Overview



## NEIGHBORHOOD

Positioned in the heart of Carroll Gardens, this location benefits from one of Brooklyn's most stable, family-oriented, and supply-constrained residential communities, an ideal environment for healthcare practitioners seeking long-term patient growth and retention.

# Neighborhood Highlights

## Walkability:

Patients can access appointments on foot from surrounding blocks

## Predictable daily traffic:

School drop-offs, after-school activities, and work-from-home schedules create steady daytime flow

## Community trust:

Local businesses, including medical providers, benefit from strong word-of-mouth and neighborhood loyalty



Situated near the neighborhood's primary corridors, Smith Street and Court Street, the property benefits from:

- Strong foot traffic without the volatility of nightlife-heavy districts
- A curated mix of neighborhood-serving retail and dining
- High visibility among local residents who frequent these corridors daily

This positioning allows a medical practice to integrate seamlessly into the neighborhood fabric while maintaining professional visibility.

# Carroll Gardens Overview

Carroll Gardens is widely recognized as a family-driven neighborhood, with a dense concentration of young families with children, established professionals and homeowners, and Multi-generational residents with deep community ties.

This demographic profile creates consistent, recurring demand for medical services, particularly for specialties such as pediatrics, dentistry, family medicine, and wellness-focused practices.



## Demographics

YEAR POPULATION

119K

YEAR HOUSEHOLDS

52K

YEAR MEDIAN AGE

39

YEAR INCOME

\$170K

GROWTH YEAR-YEAR

Flat

GROWTH YEAR-YEAR

Flat

US MEDIAN

38

US MEDIAN

\$78.5K

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THE FABRIKANT BOND TEAM

The Fabrikant Bond Team at  
Compass

M: 917.324.0906

fabrikantbond@compass.com

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