

BASELINE

REAL ESTATE ADVISORS

26 Park Place

Prime Park Slope Renovated Four Family Brownstone



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Property Information

Location

26 Park Place, Brooklyn, NY 11217

Building Size

3,600 SF (20ft x 45ft)

Lot Size

2,000 SF (20ft x 100ft)

Type

4-Story Walkup

Fully Renovated

Units

4 Units | All Free Market

Notes

Prime Park Slope

4-Story Brownstone

Turnkey Property

\$550K Spent in Full Gut Renovation

Stainless Steel Appliances | Hardwood Floors

Brand New Roof and back wall

HVAC Split System in every Apartment

Free Market Building | Tax Class 2B

Steps away from Barclays Center

Steps from 2, 3, 4, 5, B, D, N, Q, R Trains

Financials

Residential	4	\$235,200
Total Income		\$235,200
Real Estate Taxes	2B	\$15,571
Water & Sewer		\$5,136
Insurance		\$4,400
Electric (common)		\$850
Heat		Tenants Pay
Maintenance		\$3,000
Management		\$6,768
Total Expenses		\$35,725
Net Operating Income		\$199,475



Asking Price: \$3,500,000

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied

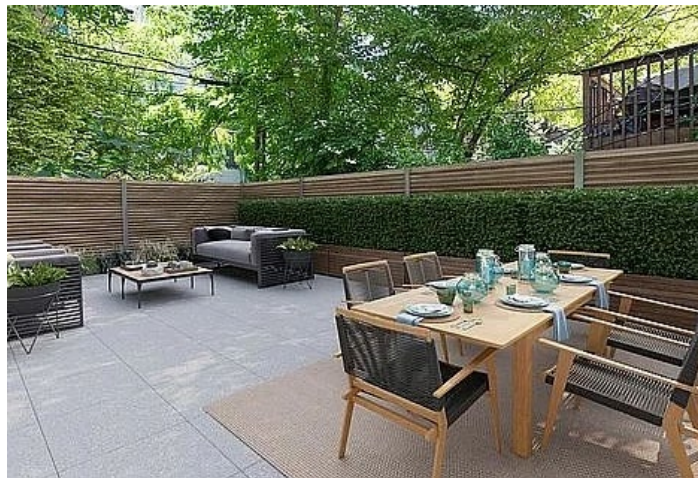
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RENT ROLL

Unit	BR / BA	Lease End	Monthly Rent	Annual Rent
1	3/2 (plus patio)	05/31/2026	\$5,500	\$66,000
2	3/2 (plus patio)	10/31/2026	\$5,150	\$61,800
3	3/2	07/31/2026	\$4,650	\$55,800
4	3/2	08/31/2026	\$4,300	\$51,600
Total			\$19,600	\$235,200

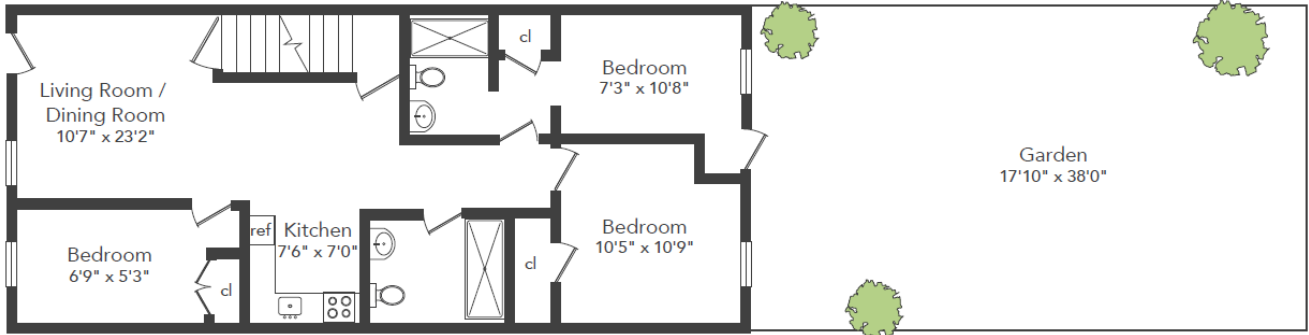
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IMAGES

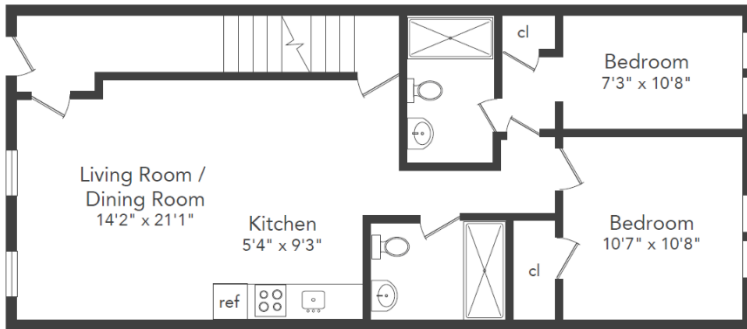


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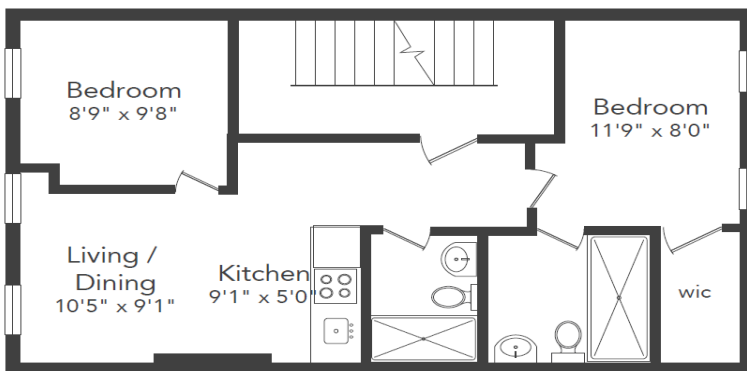
FLOOR PLANS



Ceiling Height 7'2"



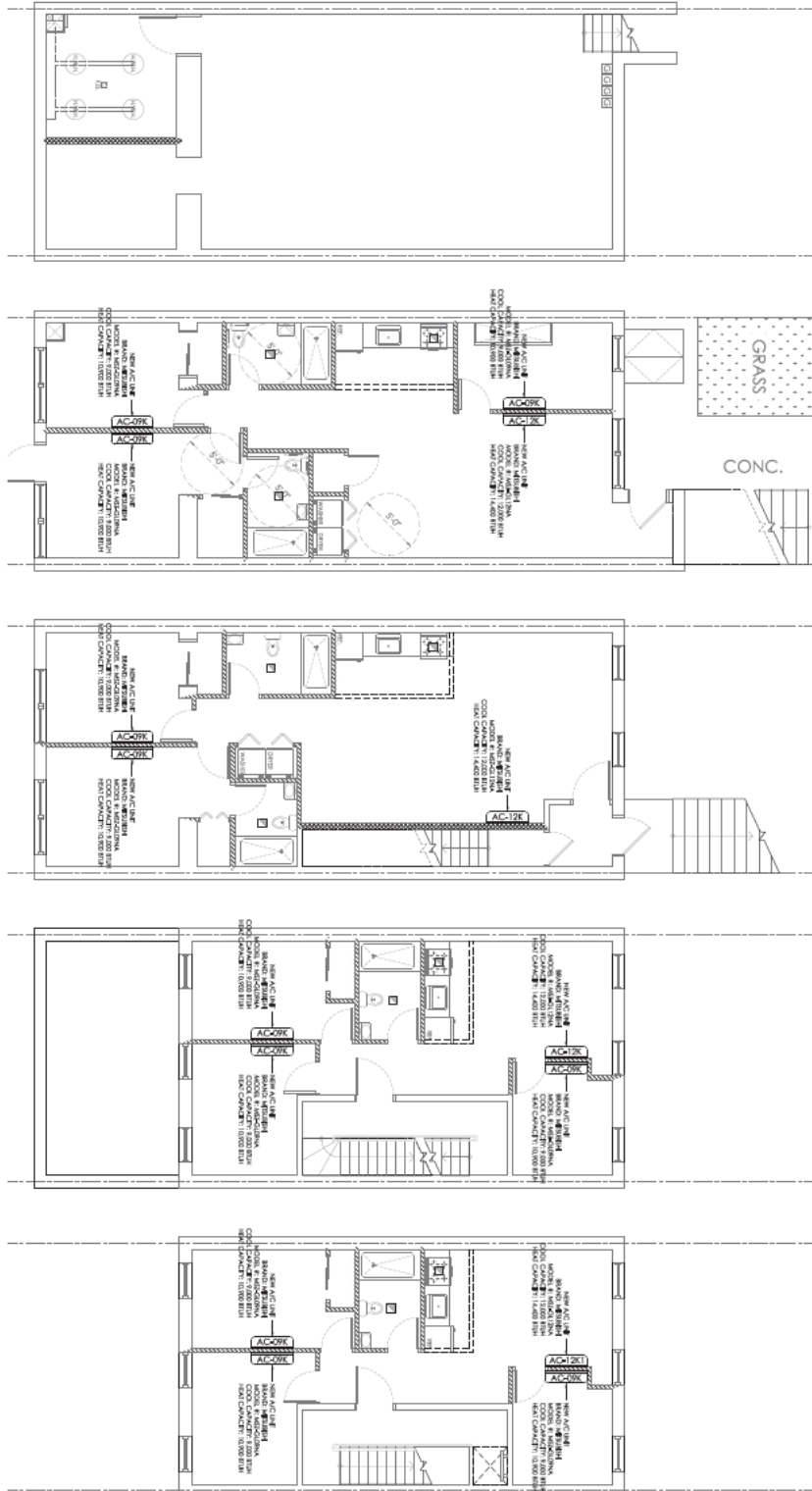
Ceiling Height 10'4"



Ceiling Height 8'0"

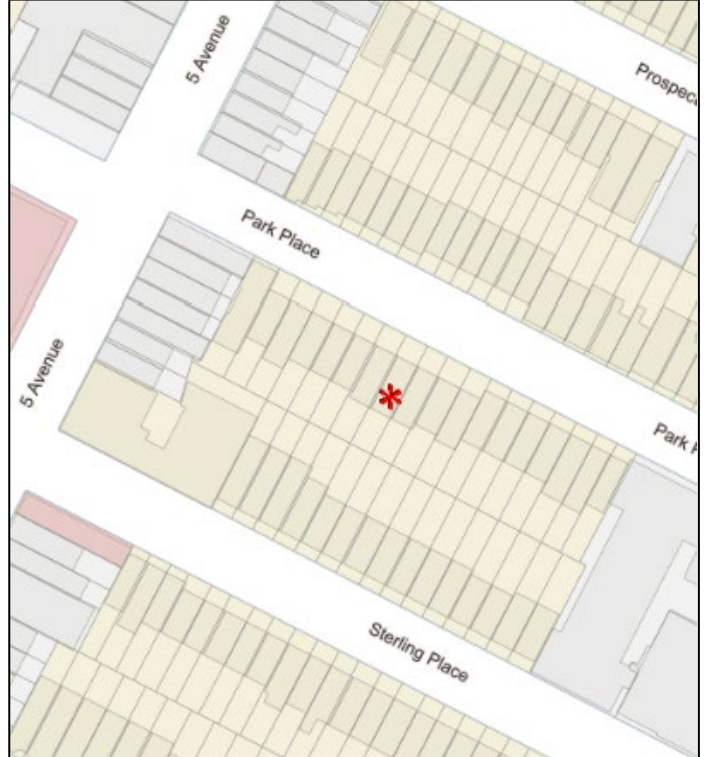
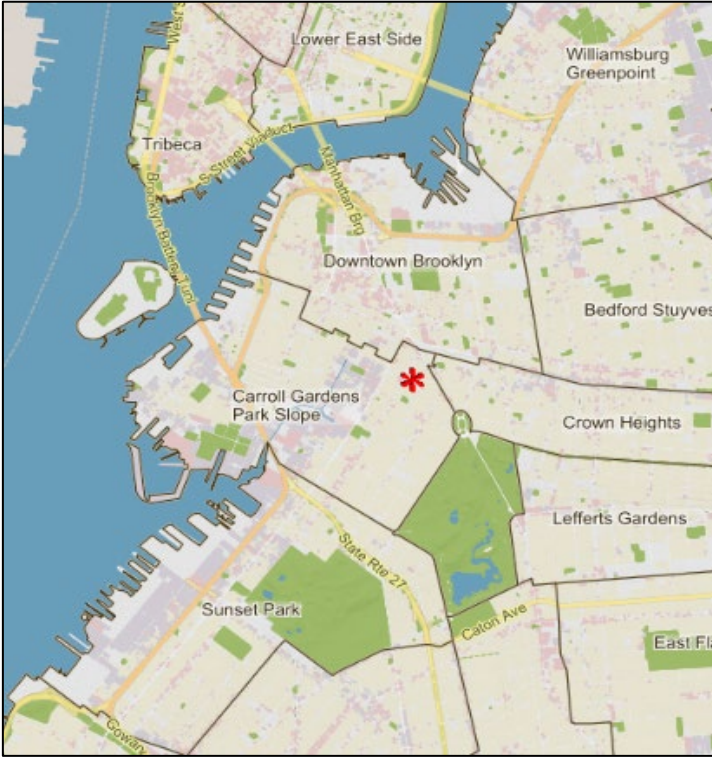
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FLOOR PLANS



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AREA MAPS



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