



# 220 Atlantic Avenue

RESIDENTIAL  
MIXED-USE  
BUILDING FOR SALE





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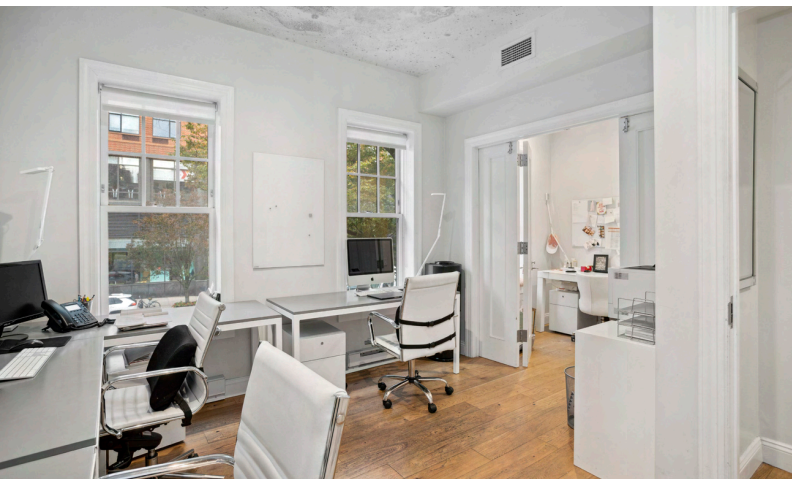
**ASKING PRICE: \$4,950,000**

Douglas Elliman Commercial has been exclusively retained by ownership to market for sale 220 Atlantic Avenue, Brooklyn, NY.

220 Atlantic Avenue is a rare opportunity to acquire a residential mixed-use building located in the center of Brooklyn's most vibrant neighborhoods: Cobble Hill - Boerum Hill - Brooklyn Heights - Downtown Brooklyn. The retail property's location offers access to an eclectic shopping demographic that actively benefits from bustling traffic day after day.

The 3 story building, 5,240 rentable sq. ft. over 4 floors, has been gut-renovated with efficient detail from rooftop to the retail lower level. The 2nd and 3rd floor comprises of two free market 2 bedroom apartments, which include washer/dryer, central air and an outdoor deck on floor 2. The ground floor retail space offers a turnkey food production enterprise or restaurant commissary infrastructure loaded with commercial grade stoves, grills, walk-in freezers, and chillers all serviced by code compliant exhaust ventilation out to the roof. An elevator conveniently connects to the retail's lower level providing dishwashing & food prep stations, walk-in refrigerator storage, and valuable production square footage to enhance any food & beverage service establishment.

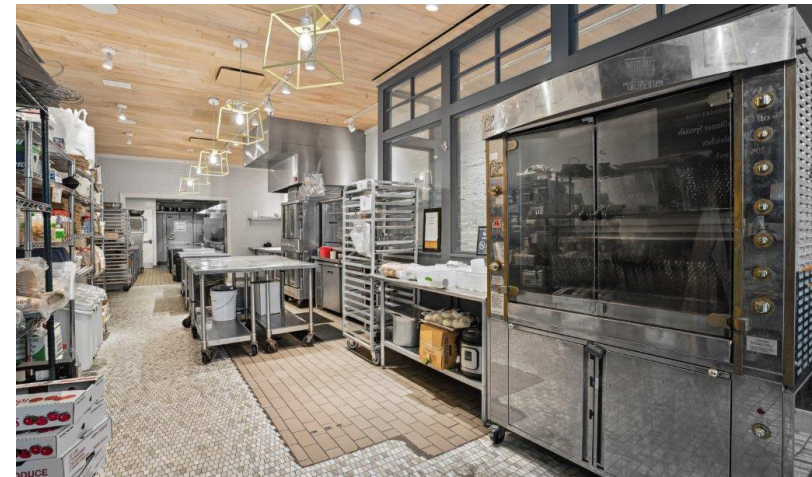
Investor or Owner/User, the property can offer immediate cash flow with free market tenants or can be delivered vacant. Please contact broker to discuss details.



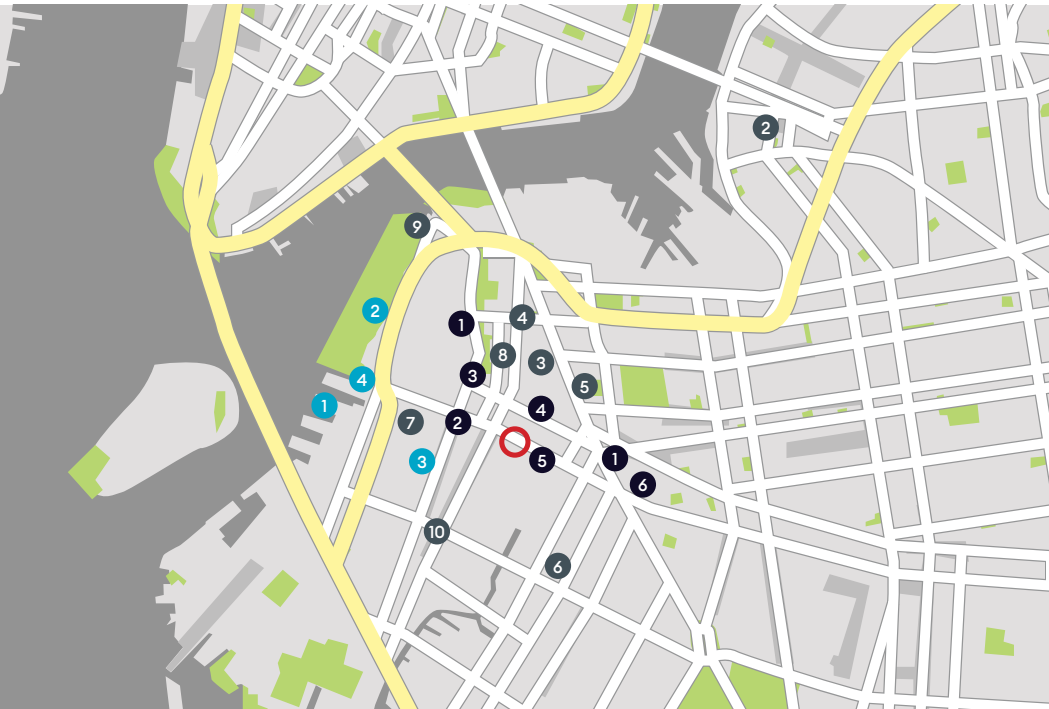
**PROPERTY DETAILS:**  
**220 ATLANTIC AVENUE**  
**BROOKLYN, NY 11201**  
LOCATED ON THE SOUTH SIDE OF  
ATLANTIC AVE. BETWEEN COURT STREET  
AND BOERUM PLACE

**BLOCK / LOT:** 278-0025  
**LOT DIMENSIONS:** 20.17' X 73.42'  
**LOT SQUARE FOOTAGE:** 1,440 SQFT  
**BUILDING DIMENSIONS:** 20.17' X 73.5' FT  
**BUILDING SQUARE FOOTAGE:** 3,780 SQFT  
(ABOVE GRADE)  
**RENTABLE SQUARE FOOTAGE:** 5,240 SQFT  
**STORIES:** 3  
**FLOORS:** 4  
**RESIDENTIAL UNITS:** 2  
**RETAIL UNITS:** 1  
**TOTAL UNITS:** 3  
**TOTAL BALCONY/ TERRACE SQUARE  
FOOTAGE:** 330 SQFT  
**ZONING:** R6A, C2-4, DB  
**RESIDENTIAL FAR:** 3  
**AVAILABLE AIR RIGHTS:** 540 SQFT  
**TAX CLASS:** 1  
**CERTIFICATE OF OCCUPANCY:** FINAL  
**ELEVATOR:** 1 SERVICING RETAIL

*Note: All square feet measurements are approximate*



## AREA MAP



### SHOPPING & FITNESS

- 1 Apple Downtown Brooklyn
- 2 Blink Fitness Boerum Hill
- 3 Sephora
- 4 Target
- 5 Trader Joe's
- 6 Whole Foods Market

### OUTDOOR SPACES

- 1 Brooklyn Bridge Park
- 2 Brooklyn Heights Promenade
- 3 Cobble Hill Park
- 4 Van Voorhees Playground

### RESTAURANTS + FOOD SHOPS

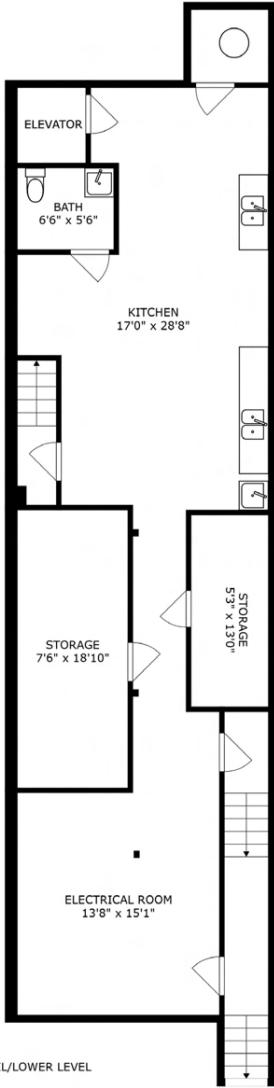
- 1 Clark's Restaurant
- 2 Francie
- 3 Gage + Tollner
- 4 Henry's End
- 5 Junior's Restaurant & Bakery
- 6 Runner & Stone
- 7 Saint Julivert
- 8 Shake Shack Downtown Bklyn
- 9 The River Cafe
- 10 Ugly Baby



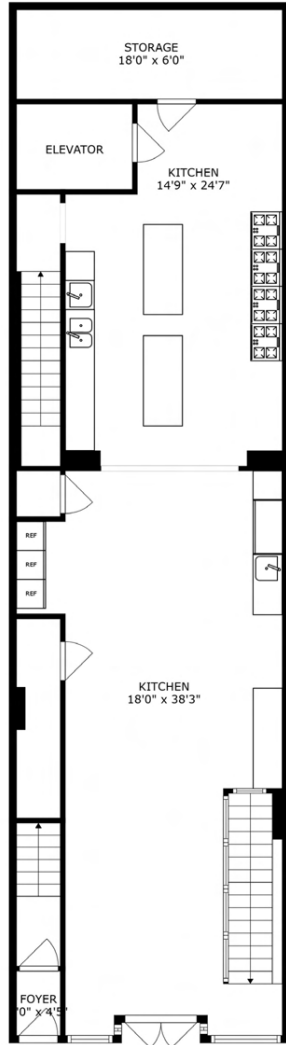
APT #	# OF BEDS AND BATHS	APPROX GROSS AREA SF	APPROX GROSS EXT. AREA SF	LEASE EXPIRATION DATE	EXISTING MONTHLY RENT	PROFORMA RENT
3rd Floor	2 & 1	1,160	0	Arranged	\$4,500	\$60,000
2nd Floor	2 & 1	1,160	330	Vacant	Vacant	\$63,000
Retail / Ground	0 & 0	1,460	0	Arranged	Owner / User	\$133,200
Retail / Lower Level	0 & 1	1,460	0	Arranged	Owner / User	\$66,600
<b>PROFORMA - GROSS ANNUAL RENTAL INCOME:</b>						\$322,800

EXISTING ANNUAL EXPENSES:	
<b>2023/2024 REAL ESTATE TAXES</b>	\$12,998
<b>BUILDING WATER &amp; SEWER</b>	\$6,868 (\$1,717 per quarter)
<b>COMMON ELECTRIC</b>	\$900 (\$75 per month)
<b>BUILDING INSURANCE</b>	\$9,196 (2023-2024)
<b>TOTAL ANNUAL EXPENSES</b>	\$29,872
<b>PROJECTED NET OPERATING INCOME</b>	\$292,928

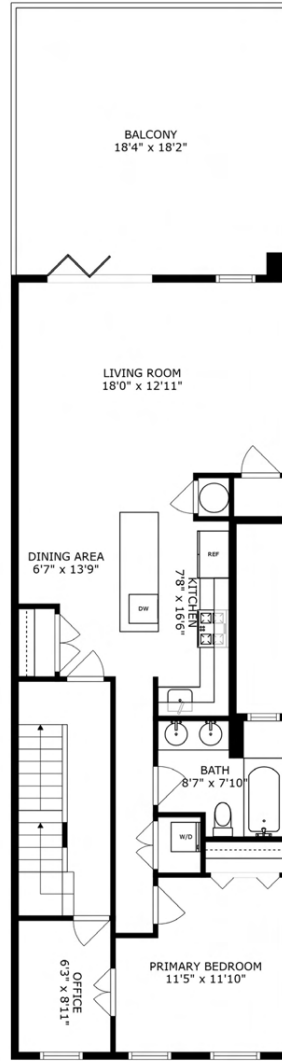
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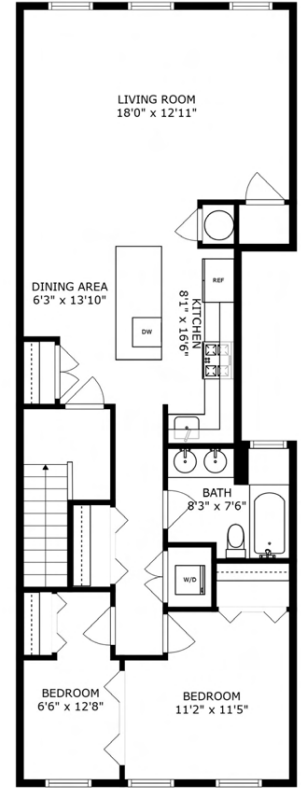
RETAIL/LOWER LEVEL



RETAIL/GROUND FLOOR



FLOOR 3



FLOOR 4



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