

388 Prospect Ave, Brooklyn, NY 11215



SCHUCKMAN
REALTY INC.

120 N. VILLAGE AVE. ROCKVILLE CENTRE, NY 11570

S
R
SLOPE
REALTY

OFFERING MEMORANDUM

DEAL TEAM

Shmuel Goldstein

Lic. Associate RE Broker

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Baruch Edelkopf

Lic. Associate RE Broker

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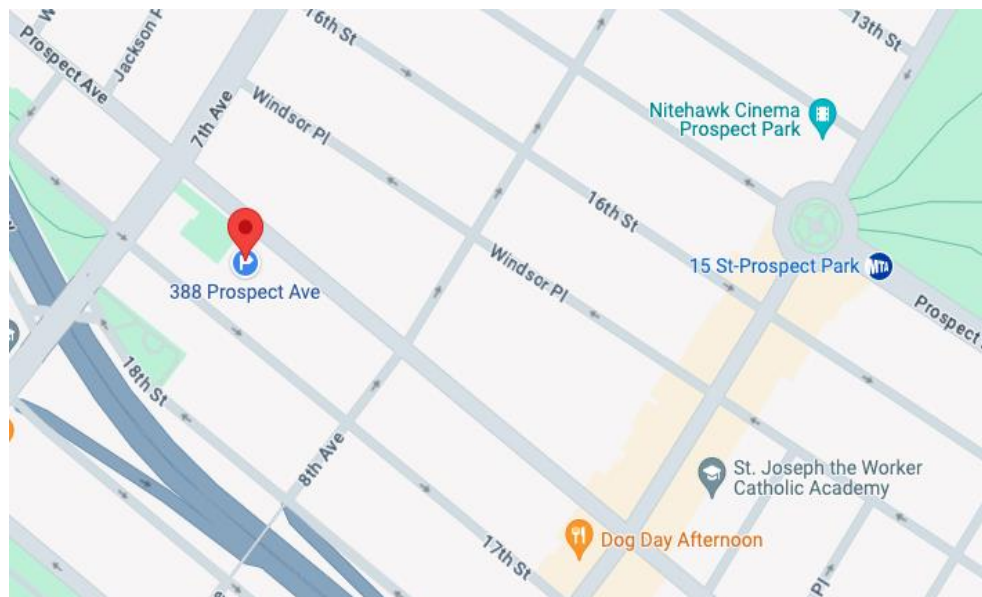
388 Prospect Ave. Brooklyn, NY 11215

Property Information

Address	388 Prospect Ave
City State Zip	Brooklyn, NY 11215
Cross Streets	7th Ave & 8th Ave
Neighborhood	Park Slope
Block & Lot	00869-0018
Lot Dimensions	25 ft x 80.17 ft
Lot SF	2,004
Building Dimensions	25 x 60
Building SF	4,308
Year Built/Renovated	1931/1986
Stories	3
Residential Units	5
Total Units	5
Zoning	R5B
FAR	1.35
Tax Class	2A
Full Tax Bill	\$7,137

Schuckman Realty Inc. and Slope Realty is pleased to exclusively list 388 Prospect Ave, a semi-detached, vacant five-unit apartment building located between 6th and 7th Avenue in Park Slope. The property has been used as a shelter and operated by a nonprofit since 1984. It is in excellent condition, featuring a finished basement and a sprinkler system. located in the vibrant Park Slope neighborhood of Brooklyn. This area offers a mix of historic brownstones, modern residences, and a strong sense of community. The property benefits from proximity to Prospect Park, diverse dining options, and convenient access to public transportation, including the F, G, and R subway lines. The surrounding streets are lined with local cafes, boutiques, and essential amenities, making it a highly desirable location. With its blend of residential charm and urban convenience,

The Asking Price is \$3,200,000



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Baruch Edelkopf

Associate Real Estate Broker
(718) 964-9048

Shmuel Goldstein

Associate Real Estate Broker
(845) 341-3825

B Form 54 (Rev. 8/87)



THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH

DATE:

NO.

ZONING DISTRICT

This certificate supersedes C.O. No.

THIS CERTIFIES that the new-altered-existing-building-premises located at

Block

Lot

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM USE OR OCCUPANCY PERMITTED	ZONING REQUIREMENT OF MINIMUM UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	On grade	-			2	J-2	Basement, Storage, Laundry Room, Bathroom Room, Motor Room
First	40	-	1	3	2	J-2	One (1) Apartment
Second	40	-	2	3	2	J-2	Two (2) Apartments
Third	40	-	2	3	2	J-2	Two (2) Apartments

NOTE: First (1) Apartments
Old Code
Old Law Treatment
Class "A" Multiple Dwelling

Subject building is owned and operated by American Home Park
Slope, Inc., a non-profit corporation, for those displaced women
and children. This Certificate of Occupancy will become void when
building is sold or use discontinued.

* Maximum occupancy of twenty-five (25) persons.

Fire Department approval letter dated December 30, 1985
(Rebuilding Fire Alarm/Smoke Detection.)

OPEN SPACE USES

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Shirley Klein
BOROUGH SUPERINTENDENT

Charles M. Smith
COMMISSIONER

☐ ORIGINAL ☐ OFFICE COPY - DEPARTMENT OF BUILDINGS ☐ COPY

B Form 54 (Back) (Rev. 8/87)

225558

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the side of Prospect Avenue
distant 230' 0" from the corner formed by the intersection of
and Prospect Avenue
running thence 7th Avenue feet; thence
thence 2' 25" 0" feet; thence S. 80° 2' 0" feet;
thence 0' 25" 0" feet; thence S. 80° 2' 0" feet;
thence feet; thence
to the point or place of beginning.

Alt. 230' 0" DATE OF COMPLETION 2-11-86 CONSTRUCTION CLASSIFICATION II B
N.B. OF A.L.T. No. BUILDING OCCUPANCY GROUP CLASSIFICATION - HEIGHT 3 STORIES, 40' 0" FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH
APPLICABLE LAWS:

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/>	
WATER SUPPLY SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALING SYSTEM					
SMOKE DETECTOR	<input checked="" type="checkbox"/>				
FIRE ALARM AND SIGNAL SYSTEM	<input checked="" type="checkbox"/>				

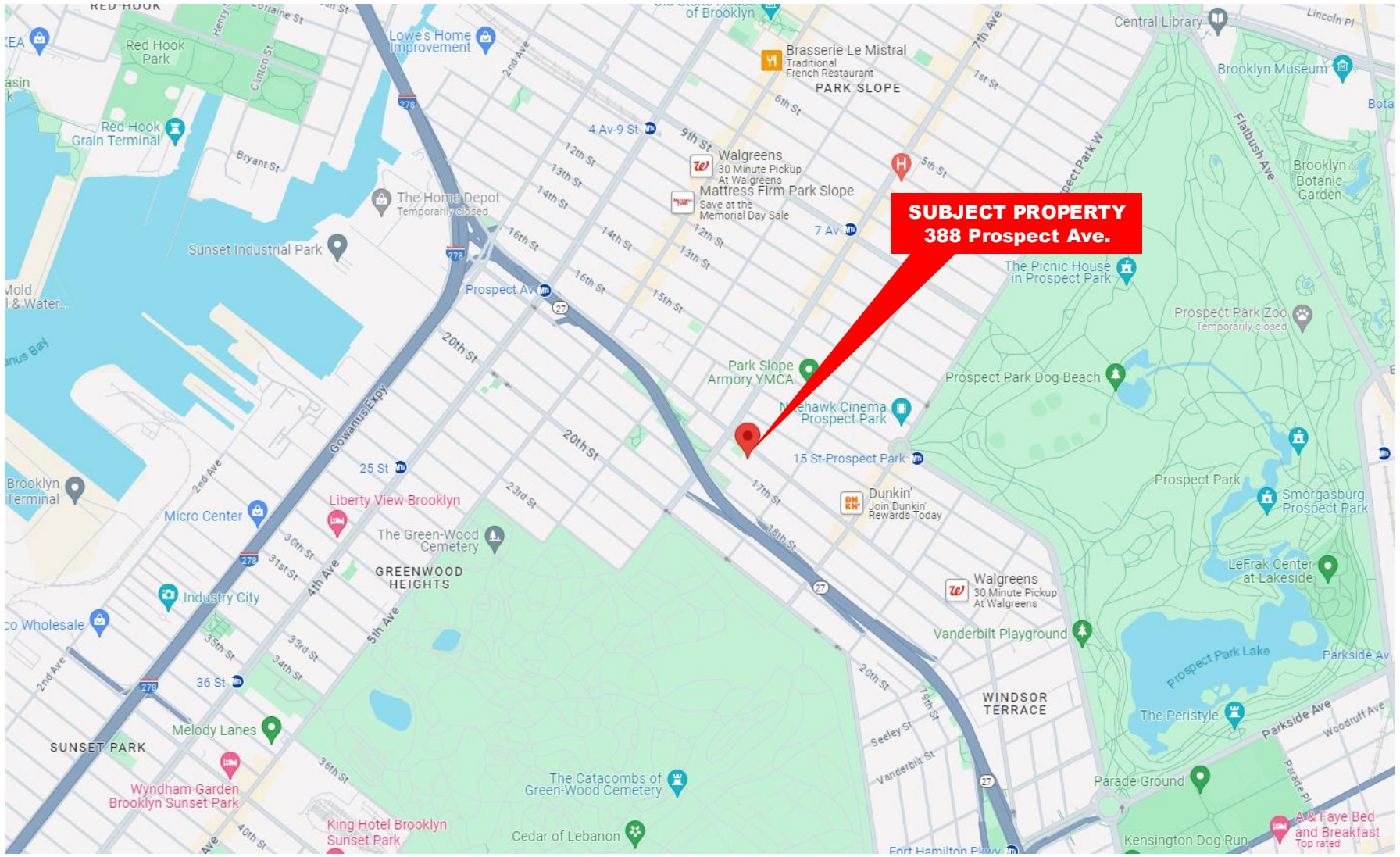
STORM DRAINAGE DISCHARGES INTO:
A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:
A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:
BOARD OF STANDARDS AND APPEALS CAL. NO.
CITY PLANNING COMMISSION CAL. NO.
OTHER:

388 Prospect Ave. Brooklyn, NY 11215

Location Map



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Shmuel Goldstein comes from a third-generation real estate family office. With a background in property management and asset management, Shmuel has been involved in all areas of real estate transactions. With a major focus on Park Slope, Shmuel is extremely active in the rental and sales market, having been part of the purchase or sale of over \$75,000,000 worth of multifamily and mixed-use buildings in the past five years. He is super hands-on and knowledgeable when it comes to due diligence or removing property violations.

With experience in brokerage, management, and acquisitions across multiple asset classes, Shmuel brings his diverse and detailed experience to Slope Realty.



Baruch's foray into Real Estate began in August of 2013 as a sales agent for Epic Commercial Realty. Since then, he has completed record breaking sales in both development sites, multi-family and mixed-use buildings. Baruch is currently focusing on multi-family and mixed-use and ground up development. Through his extensive research and networking skills, Baruch knows how to identify and consistently add value to his clients' growing portfolios.

Baruch also served in the Israeli Army, where he acquired a strong sense of Leadership, team and work ethic, and utilizes many skills he learned from the Army throughout each day, as the Investment Sales Channel leader at Schuckman Realty Inc.

SCHUCKMAN REALTY'S INVESTMENT SALES TEAM BRINGS VAST AND NUANCED MARKET KNOWLEDGE, INSIGHT, EXPERIENCE, AND INGENUITY TO YOUR PORTFOLIO FROM INCEPTION TO COMPLETION. OUR TEAM OFFERS EXPERTISE ALONG ALL ASSET CLASSES WITHIN THE NYC-METRO, LONG ISLAND, AND SURROUNDING MARKETS IN DETERMINING A PROPERTY'S BEST USE IN TERMS OF VALUE TO OUR CLIENTS, OWNERS, AND INVESTORS.

EACH TEAM MEMBER PROVIDES A UNIQUE SPECIALIZATION:

- NYC MULTIFAMILY AND DEVELOPMENT
- NYC ZONING AND RESIDENTIAL RENTAL LAWS
- NYC AND LONG ISLAND RETAIL
- INDUSTRIAL MARKETS
- SHOPPING CENTERS THROUGHOUT THE TRI-STATE AREA

EXTENSIVE EXPERIENCE IN THE **NATIONAL SINGLE-TENANT NET LEASED RETAIL MARKET** AND REGULARLY REPRESENT OWNERS AND BUYERS OF STNL RETAIL.

TRACK AND SERVICE THE ALWAYS-GROWING **1031-EXCHANGE** COMMUNITY.

SCHUCKMAN REALTY'S OVER 40-YEAR OPERATING HISTORY HAS TOUCHED EVERY SINGLE CORNER OF NYC AND LONG ISLAND AND ALLOWS OUR INVESTMENT SALES TEAM TO TAP INTO UNRIVALED HISTORICAL OWNERSHIP AND TENANT RELATIONSHIPS. WE LEVERAGE OUR COLLABORATIVE RETAIL LEASING TEAM TO ASSIST OUR CLIENTS WHO OWN RETAIL AND MIXED USE AND GO BEYOND OPINIONS AND TAKE ACTION. OUR PROPRIETARY INVESTOR DATABASE AND MARKETING STRATEGIES PROVIDE ACCESS AND EXPOSURE TO INVESTORS NOT ONLY IN NYC AND LONG ISLAND, BUT AROUND THE WORLD AND OUR EXTENSIVE RESEARCH AND VETTING PROCESS FURNISHES UP-TO-DATE, ACTIONABLE MARKET KNOWLEDGE. THE PROVEN SALES AND MARKETING TEAM AT SCHUCKMAN REALTY TAKES A CREATIVE, DATA-DRIVEN APPROACH TO MAXIMIZE VALUE. SCHUCKMAN REALTY HAS EXTENSIVE RELATIONSHIPS, WITH ACCESS TO QUALIFIED BUYERS, AND A PROVEN TRACK RECORD OF SUCCESS.

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