

**FOR SALE**

**FULLY BUILT  
4 UNIT CONDO  
APPROVED BY AG/  
RENTAL DEVELOPMENT**

**31 BRIGHTON 2 PLACE  
BROOKLYN NY 11235**

**3 BLOCKS FROM  
BOARDWALK AND  
BEACH**

**4 UNITS- 2BD/2BA  
PARKING FOR 4 CARS**



# FULLY BUILT 4 UNIT CONDO / RENTAL DEVELOPMENT

Price: \$2,275,000

- A truly rare offering—NEW DEVELOPMENT!!! ELEGANTLY DESIGNED CONSTRUCTION FEATURING LUXURY FULL FLOOR 2 BEDROOM 2 BATH CONDOMINIUMS APPROVED BY AG. Can be used as a rental building
- The Building is a stunning new addition to a beautiful quiet block filled with recently build luxury buildings.
- Strategic Location - Conveniently located just minutes from the Belt Parkway, Q and B Express Trains provide seamless connectivity to the city



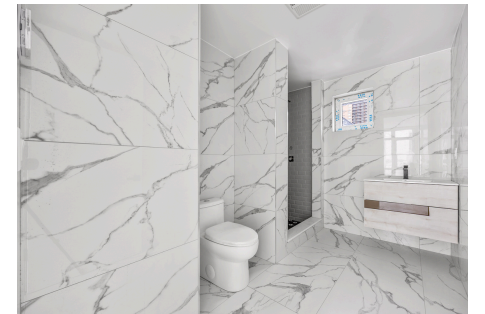
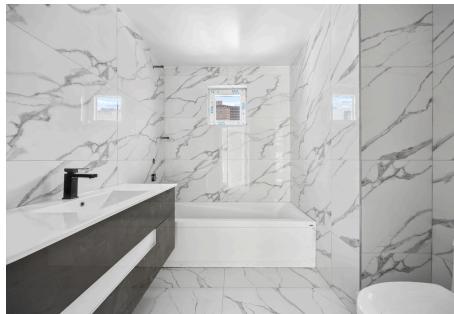
4 UNITS - 2BD/2BA

- Ideally located near a variety of transportation options, providing a serene coastal lifestyle with entrance the to the Boardwalk and Beach just 3 blocks away
- Recent Condominium Sales in New Condo Development exceeding **\$875-\$900 per square foot**
- All 2-bedroom 2-bathroom residences feature open concept layout, contemporary fixtures, in unit washer/dryer hookups, a multi-zone HVAC climate control system for year-round comfort and carefully curated interior design selections throughout.

**IGOR LIBO - LIC REAL ESTATE BROKER**  
**917-658-1716**



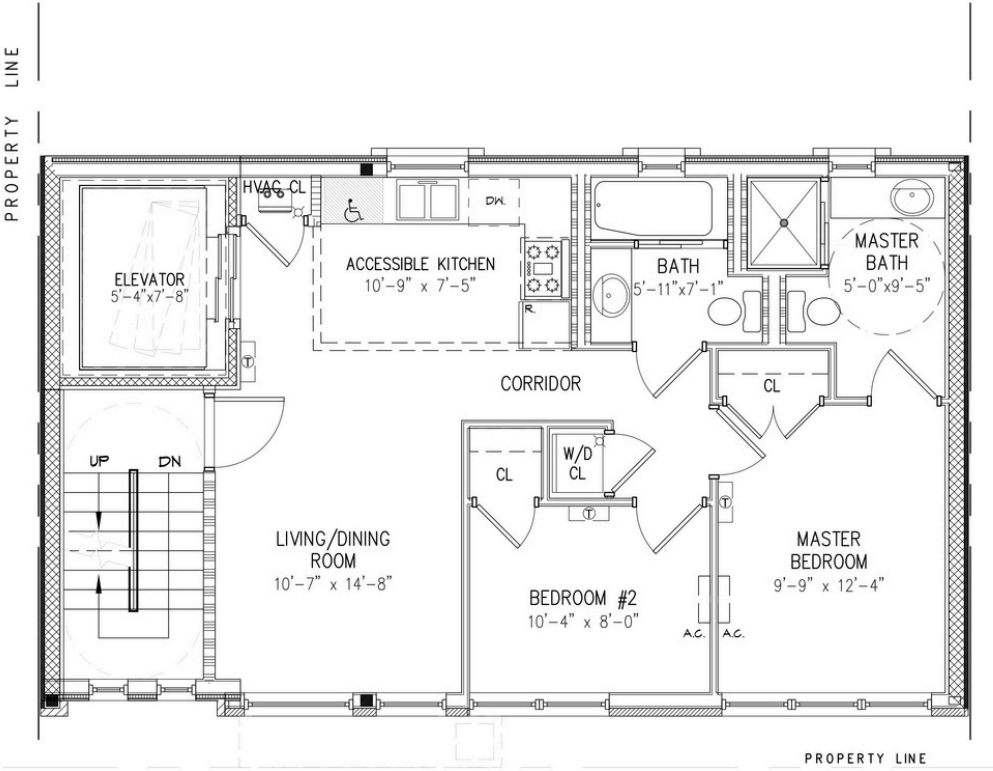
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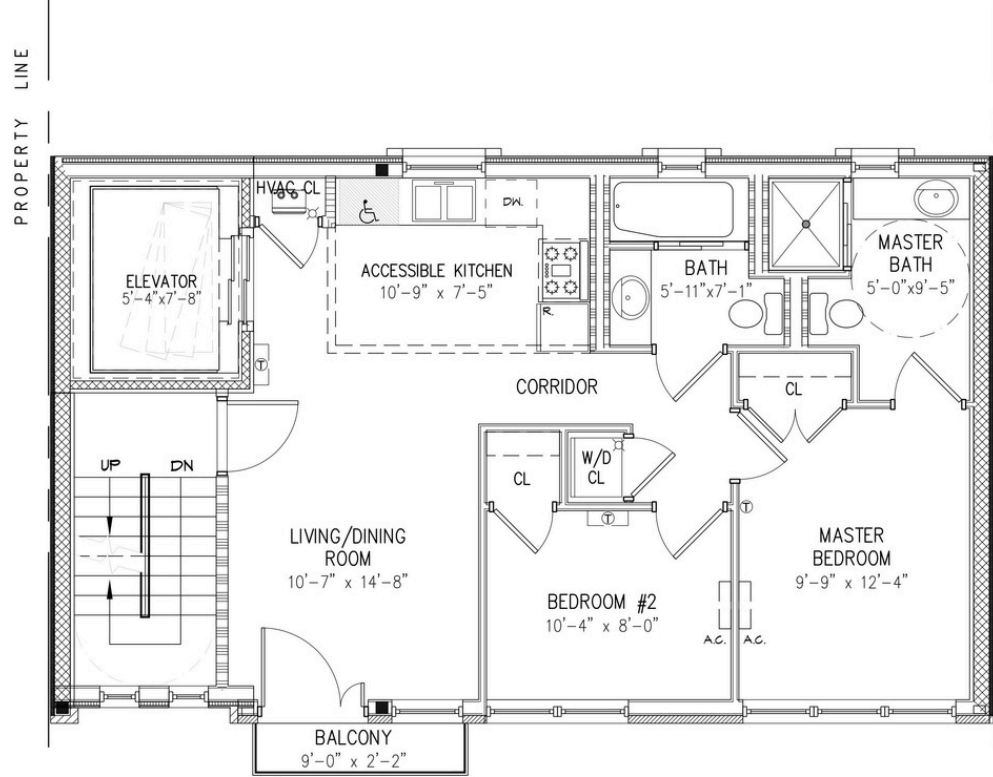


# FULLY BUILT 4 UNIT CONDO / RENTAL DEVELOPMENT



## UNIT 1 & 2 FLOOR PLAN

Scale: 3/16" = 1'-0"



## UNIT 3 & 4 FLOOR PLAN

Scale: 3/16" = 1'-0"



All dimensions are approximate and are subject to normal construction variances and tolerances.  
Sponsor reserves the right to make changes due to unforeseen conditions in accordance with the offering.

FEBRUARY, 2025



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