

TRI STATE COMMERCIAL®

FOR SALE

2,416 SF THREE FAMILY BRICK HOUSE IN SOUTH SLOPE

255 20th Street

Brooklyn, NY 11215

Between 5th Avenue & 6th Avenue

\$1,950,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

255 20th Street offers a solid multi-family investment opportunity in the desirable South Slope neighborhood of Brooklyn. This three-family brick residence spans approximately 2,416 square feet, situated on a 20 by 100 foot lot with a 20 by 40 foot building footprint.

Fully occupied and generating stable income, the property features three residential units with multiple long-standing tenants in place. Delivered as is, the building provides steady cash flow and strong appeal for both end-users and investors seeking a dependable asset in a well-established, high-demand community.

LOCATION OVERVIEW

Ideally positioned on 20th Street between 5th and 6th Avenues, 255 20th Street sits in the highly sought-after South Slope section of Brooklyn, a neighborhood known for its tree-lined blocks, brownstone character, and strong residential demand. The property is surrounded by a vibrant mix of local amenities, including cafés, restaurants, boutique shops, and everyday conveniences along nearby 5th Avenue. With close proximity to the Prospect Avenue and 25th Street subway stations, the location offers excellent transit access, connecting residents to Manhattan and greater Brooklyn with ease.

Address	255 20th Street, Brooklyn, NY 11215
Location	Between 5th Avenue & 6th Avenue
Block/Lot	885 / 71
Zoning	R6B
Lot Dimensions	20 FT x 100 FT
Lot Size	2,000 SF
Building Dimensions	20 FT x 40 FT
Building Size	2,416 SF
Total Residential Units	3
Occupancy Rate	100%
Tenancy	Multiple
Air Rights Included	1,582 SF
Tax Class	1



\$1,950,000

Offered At

2,416 SF

Building Size

1,582 SF

Air Rights Included

3

Residential Units

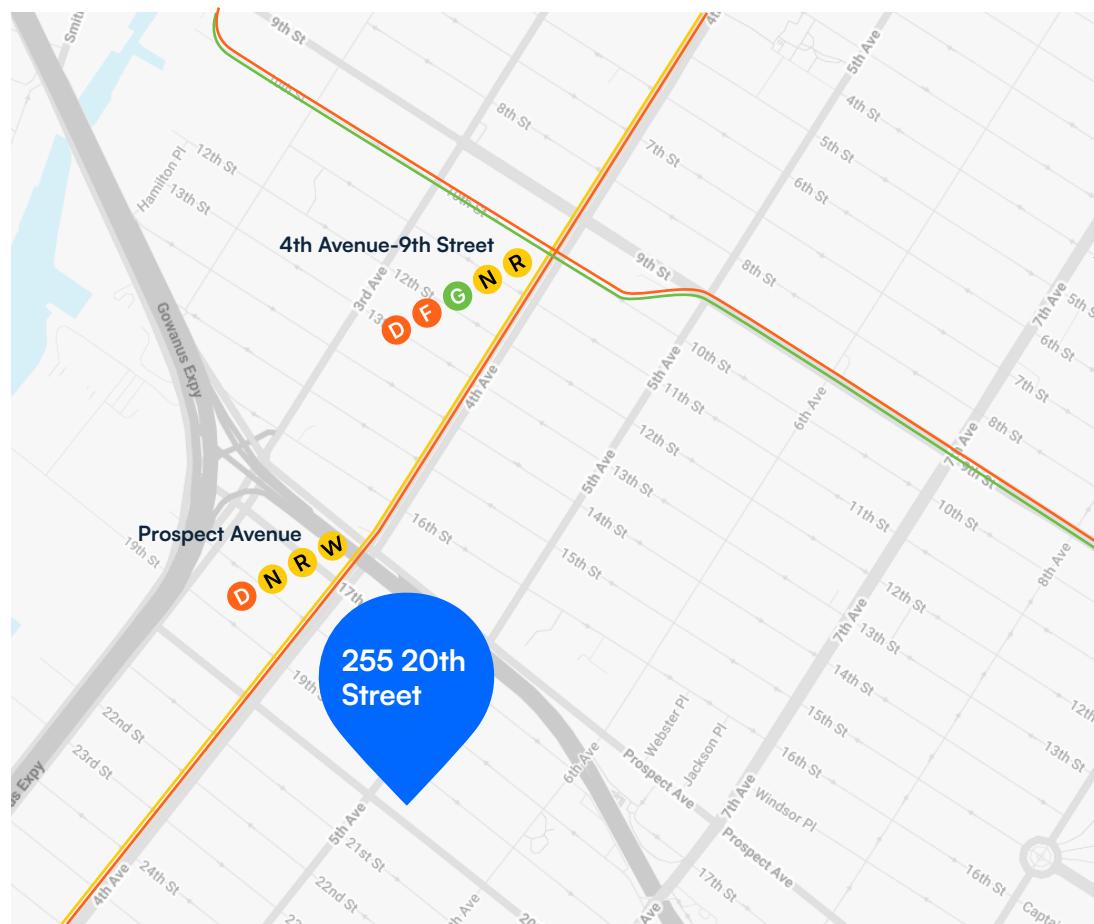
TRANSPORTATION AND TAX MAP

NEAREST TRANSIT

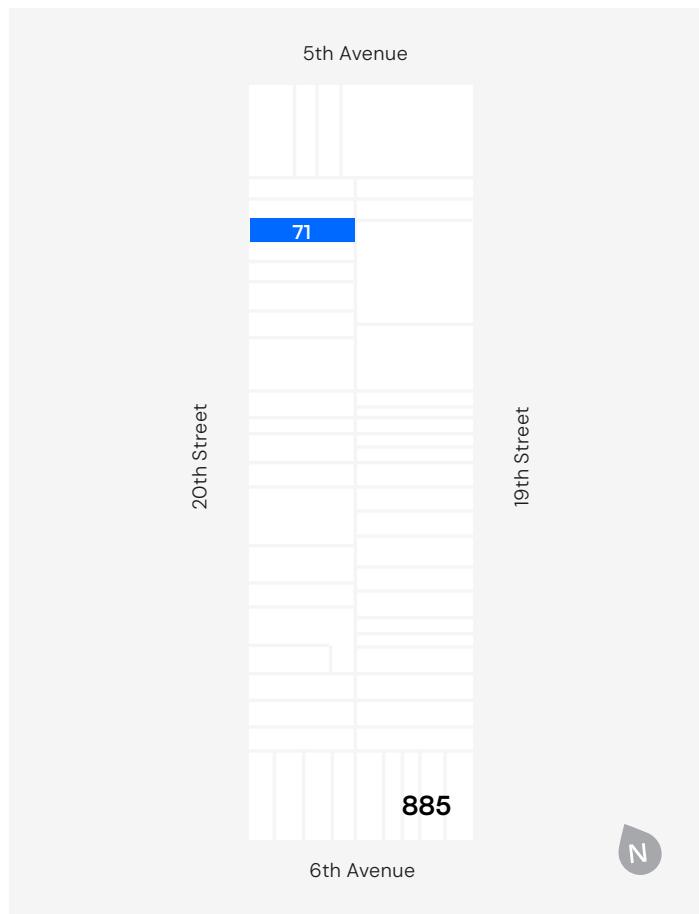
D N R W Trains at Prospect Avenue

D F G N R Trains at 4th Avenue-9th Street

B63 B67 B69 B37 X38 X28 B12 X27 Bus Lines



TAX MAP



FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

All square footages are approximate

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FLOOR PLANS



BASEMENT



BACKYARD

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PROPERTY PHOTOS



Kitchen



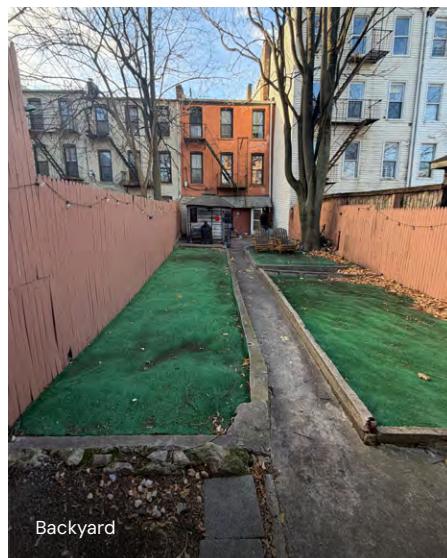
Bedroom / Office



Bedroom



Bedroom



Backyard



Basement

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INCOME STATEMENT SUMMARY

CURRENT RENT ROLL BREAKDOWN		LEASE TERM		ACTUAL BASE RENT			PROJECTED BASE RENT		
UNIT	SF	TO DATE	PER MONTH	PER YEAR	PER SF	PER MONTH	PER YEAR	PER SF	
1ST FLOOR: 2 BEDROOM APT + BASEMENT	805	No Lease	\$3,175	\$38,100	\$47	\$4,800	\$57,600	\$72	
2ND FLOOR: 2 BEDROOM APT	805	No Lease	\$2,050	\$24,600	\$31	\$3,200	\$38,400	\$48	
3RD FLOOR: 2 BEDROOM APT	805	05/21/2027	\$2,490	\$29,880	\$37	\$3,100	\$37,200	\$46	
TOTALS	2,415		\$7,715	\$92,580	\$38	\$11,100	\$133,200	\$55	

ACTUAL REVENUES

Actual Base Rent	\$92,580
Misc Property Income	-
TOTAL REVENUES	\$92,580

OPERATING EXPENSES

Real Estate Tax	\$6,100
Repairs and Maintenance	\$1,100
Insurance	\$3,000
Gas	\$2,400
Water	\$1,500
TOTAL EXPENSES	14,100
NET PROJECTED OPERATING INCOME	\$79,580

PROJECTED REVENUES

Projected Base Rent	\$133,200
TOTAL PROJECTED REVENUES	\$133,200

\$1,950,000

\$119,100

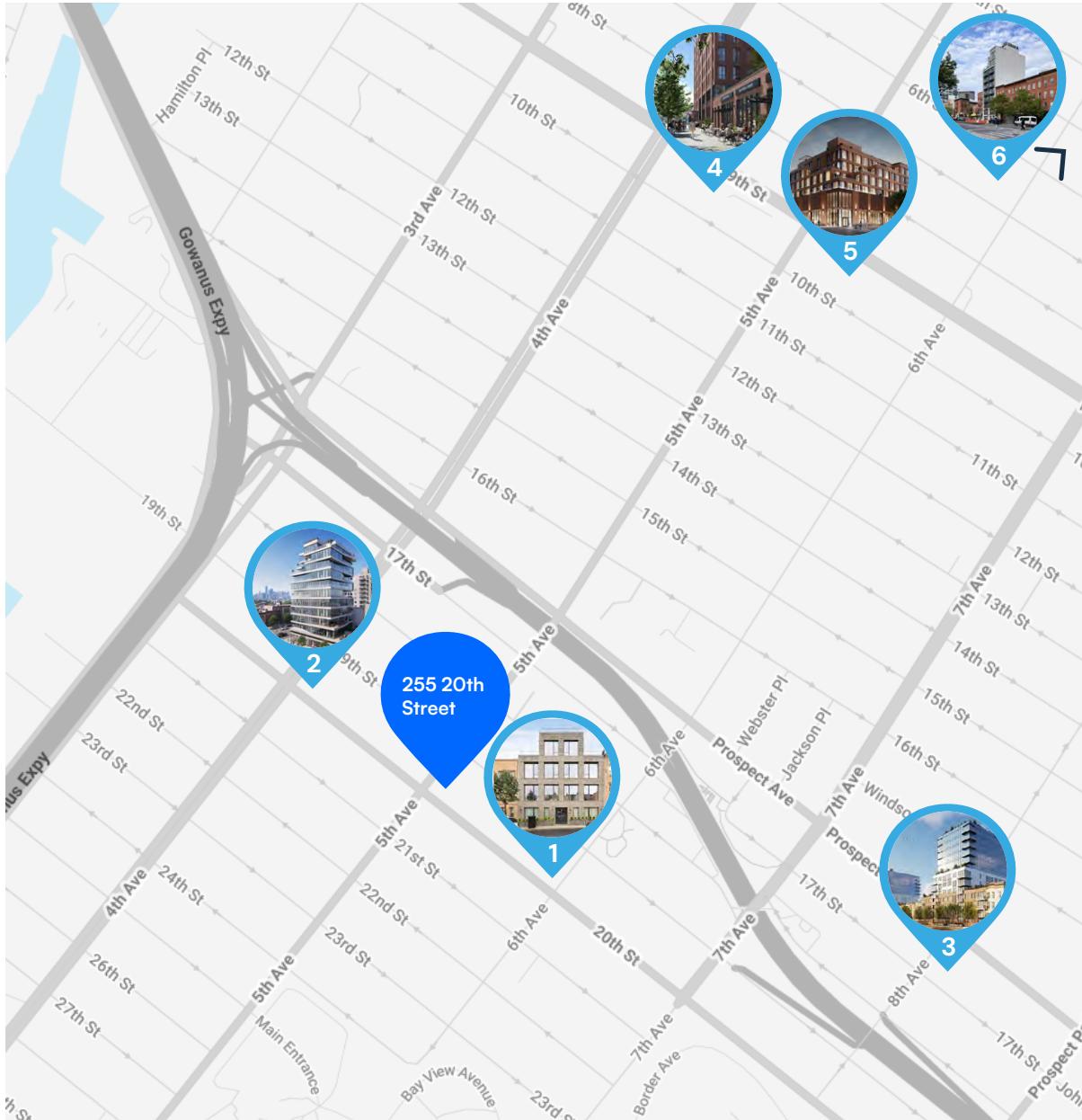
5.18%

Offered At

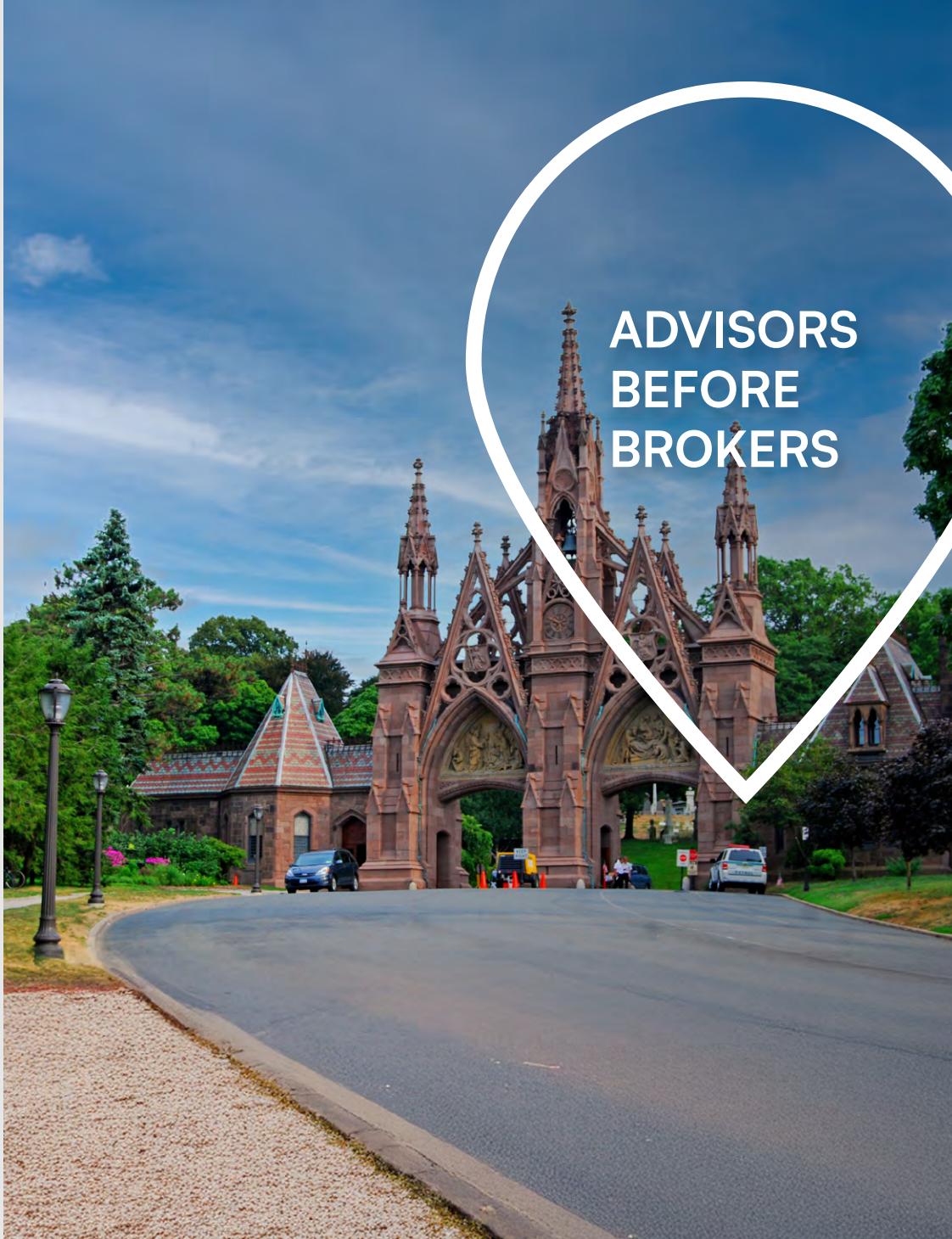
Projected NOI

Projected CAP Rate

RECENT DEVELOPMENTS IN THE AREA



- 1. 30-Unit Modern Condo Building – 265 20th Street** A boutique, 5-story condominium development. Represents the local trend toward infill housing and replacement of older properties with higher-density residential space.
- 2. Lumina Brooklyn – Boutique residential development** 26-unit luxury residential building targeted at premium buyers. While smaller and more localized, projects like Lumina reflect ongoing reinvestment and upscale residential renovation pressure in Greenwood Heights / South Park Slope.
- 3. City Council approves Arrow Linen rezoning for new housing** at 441 & 467 Prospect Avenue in Park Slope/Windsor Terrace was officially approved by the NYC Council earlier in 2025. This project is one of the most significant housing developments near you and will reshape a large block of Prospect Avenue just a short walk from 20th St.
- 4. 341 10th St – Mixed-Use & Affordable Housing** A large new project in Park Slope at 341 10th St received approvals and released renderings. This is a significant near neighborhood development, only ~10 blocks from your address, advancing both housing supply and community space.
- 5. The Slope on Fifth – 445 5th Avenue** A six-story mixed-use residential and commercial project. It adds modern housing and retail space at a busy transit intersection (F/G/N/R trains nearby) directly influencing foot traffic and local commerce close to your address.
- 6. 100+-Unit Mid-Rise Residential Building – 65 4th Avenue** Construction has wrapped up on 65 4th Avenue, a 10-story residential building in Park Slope. Adds moderate-density housing and enhances the built environment along Fourth Avenue, a key corridor near Park Slope.



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LOCATION OVERVIEW

SOUTH SLOPE

Rich in artistic energy and neighborhood charm, the South Slope area offers a welcoming blend of residential calm and creative local culture. Fifth and Seventh Avenues act as vibrant commercial corridors, filled with cozy cafés, independent boutiques, family-run restaurants, and everyday essentials that cater to longtime residents and newcomers alike. Tree-lined streets, historic brownstones, and a steadily growing small-business scene contribute to a warm, community-focused atmosphere. With close proximity to the Prospect Avenue and 25th Street subway stations, the neighborhood enjoys excellent accessibility while maintaining its intimate, close-knit feel. Long appreciated for its balance of convenience and character, South Slope / Greenwood Heights attracts families, artists, and professionals seeking connection, comfort, and a lively yet relaxed Brooklyn lifestyle.

POINTS OF INTEREST

- Greenwood Cemetery
- Prospect Park
- South Slope Dining & Boutique District
- Old Stone House in Washington Park

DEMOGRAPHICS

Within a one-mile radius of the property

27,674	70,191	\$182,217
Total Households	People	Avg Household Income

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