

Retail Cooperative for Sale

422 Atlantic Avenue | Boerum Hill | Brooklyn NY

Between Bond and Nevins Streets



422 Atlantic Avenue

Brooklyn, NY 11217

THE SUMMARY

422 Atlantic Avenue is situated in Boerum Hill in the heart of Downtown Brooklyn, a vibrant and diverse neighborhood known for its mix of residential, commercial, and cultural spaces. This location is well-served by multiple subway lines — A, C, G, 2, 3, 4, and 5 — with a combined annual ridership exceeding 14 million within a two-block radius, highlighting the area's excellent transportation connectivity.

Downtown Brooklyn which features over 7,000 residential units, offers a robust community atmosphere. Additionally, the Barclays Center, a major sports and entertainment venue, is just a five-minute walk away, providing easy access to events and attractions.



PROPERTY OVERVIEW

Property Type	Retail Coop
Units	1
Size	686 SF
Dimensions	19' x 38'
Projected Income	\$72,000
Taxes	\$5,200
Insurance	\$ 1,300
Coop Fee	\$1,450
Net Projected Income	\$64,050

ASKING PRICE: \$850,000

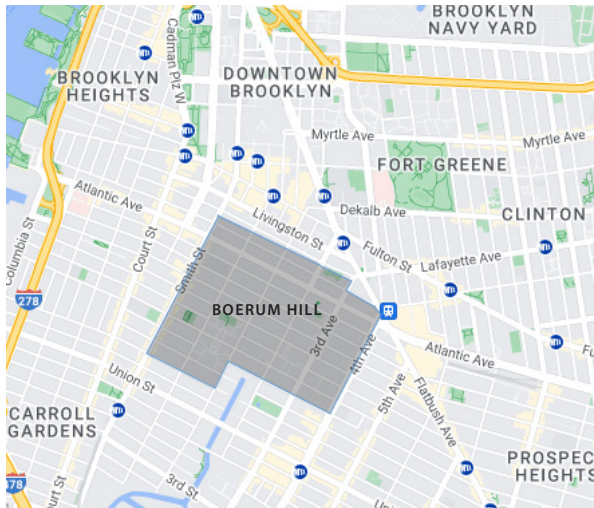


ABOUT BOERUM HILL

Boerum Hill is a vibrant and eclectic neighborhood that offers much more than its name might suggest. The area is a hub of activity and creativity. Its residential charm is complemented by a lively arts scene, with several performing arts venues and a rich array of art galleries scattered throughout.

The neighborhood's culinary landscape is noteworthy, especially along Smith Street and Atlantic Avenue, where a diverse selection of restaurants beckons food enthusiasts. For those who enjoy shopping, Boerum Hill is filled with independent boutiques offering unique clothing, stationery, furniture, and more.

The neighborhood's location means that other sought-after areas like Cobble Hill, Gowanus, and Park Slope are just a stone's throw away. Numerous subway lines accessible at Bergen Street, Hoyt-Schermerhorn, and Atlantic Avenue-Barclays Center stations, as well as the Long Island Rail Road at Atlantic Terminal, makes Boerum Hill well-connected, and easy to explore all New York City has to offer.



FOR MORE INFORMATION, PLEASE CONTACT:

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