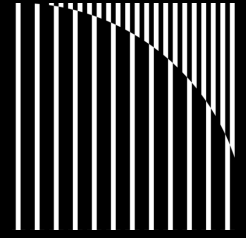


Multi Family | Ft.Grenne Bklyn

10 Ft. Greene Place -Bklyn



Chris Halliburton

Lic. Assoc. R.E. Broker

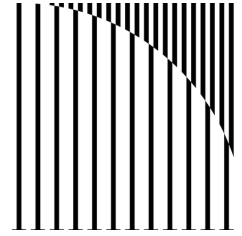
M: 917.518.9746

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COMPASS
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Multi-Family | Brooklyn

10 Ft. Greene Place



Location 10 Ft. Greene Place
Ft. Greene, Brooklyn 11217

Size: 3456 ft.

Building Size: 32 ft. x 30 ft.

Lot Size: 25 ft. x 64.25 ft.

Block & Lot 2097-0143

Units Mix: FM: 8

Zoning R6B

Price **\$3,750,000**

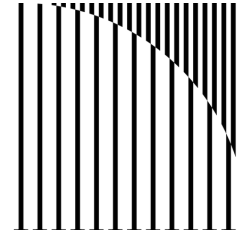
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Multi Family | Ft. Greene - Bklyn

10 Ft. Greene Place

This is PRIME Ft. Greene a wonderfully maintained 8 family all FREE MARKET property. At 32 feet wide it is one of the widest buildings on the block. Each of the 8 apartments are smartly laid out providing two
It rests in highly regarded School District 13 which includes PS 321.

Highlights

- 32 ft. by 64.25 ft. deep
- Possible to convert to 1 Family
- All 8 apartments are free market
- All separate metered
- Oil Heat
- Potential lower level space available
- 5 of the 8 leases expire by 7/30/26
- perfect conversion to a one or family



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10 Ft Greene Place Brooklyn
Rent Roll

Rent Roll				
Units: Active				
As of: 09/31/2025				
Unit	Tenant	Rent	Exp Date	Annual
10 Ft Greene Plc				
1L		3,475.00	09/31/2026	41,700.00
1R		2,175.00	07/31/2026	26,100.00
2L		3,050.00	07/31/2026	36,600.00
2R		2,500.00	07/31/2026	30,000.00
3L		2,625.00	06/30/2026	31,500.00
3R		2,300.00	03/30/2026	27,600.00
4L		2,798.00	08/30/2026	33,576.00
4R		2,750.00	06/30/2026	33,000.00
8 Units		21,673.00		260,076.00



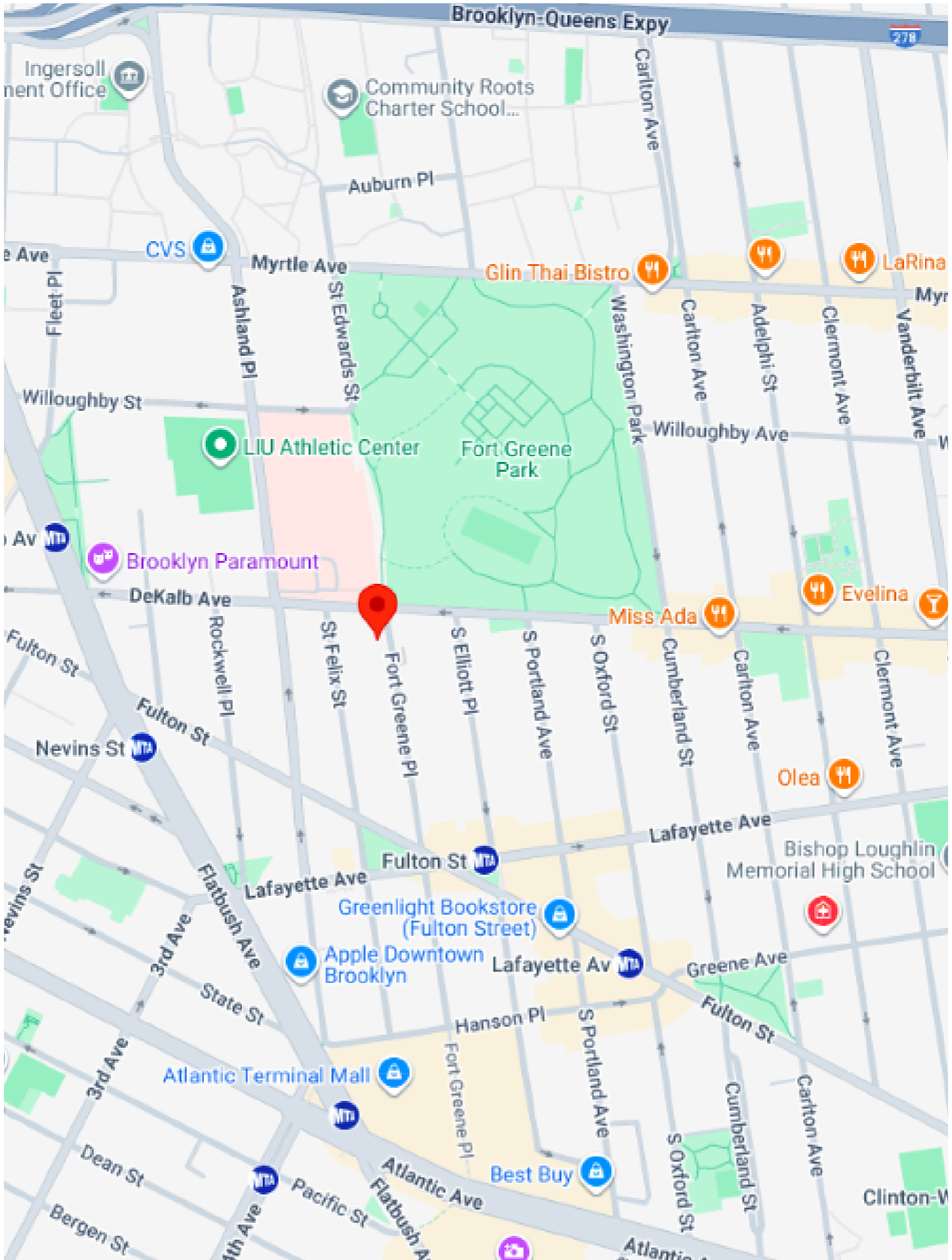
Chris Halliburton
917.518.9746

10 Ft Greene Place Brooklyn
Expenses

Expenses		
Units: Active		
As of: 09/31/2025		
Vendor	Annual	
10 Ft Greene Plc		
Insurance	6000.00	Per annum
Con Ed	1200.00	
Nat'l Grid	1800.00	
RE Taxes	29,000.00	
Water & Sewer	3600.00	
Super	7,800.00	
	\$49,400.00	



Chris Halliburton
917.518.9746



Brooklyn-Queens Expy

278

Ingersoll
ment Office

Community Roots
Charter School...

Auburn Pl

CVS

Myrtle Ave

Glin Thai Bistro

LaRina

Ashland Pl
St Edwards St

Washington Park

Cartton Ave

Adelphi St

Clermont Ave

Vanderbilt Ave

Willoughby St

LIU Athletic Center

Fort Greene
Park

Willoughby Ave

Brooklyn Paramount

Miss Ada

Evelina

DeKalb Ave

St Felix St

Fort Greene Pl

S Elliott Pl

S Portland Ave

S Oxford St

Cumberland St

Cartton Ave

Clermont Ave

Fulton St

Fulton St

Nevins St

Rockwell Pl

Fulton St

Lafayette Ave

Olea

Bishop Loughlin
Memorial High School

Greenlight Bookstore
(Fulton Street)

Apple Downtown
Brooklyn

Lafayette Av

Greene Ave

Fulton St

Atlantic Terminal Mall

Hanson Pl

Best Buy

Atlantic Ave

Atlantic

Clinton-W

Dean St

Bergen St

3rd Ave

State St

Flatbush Ave

Fort Greene Pl

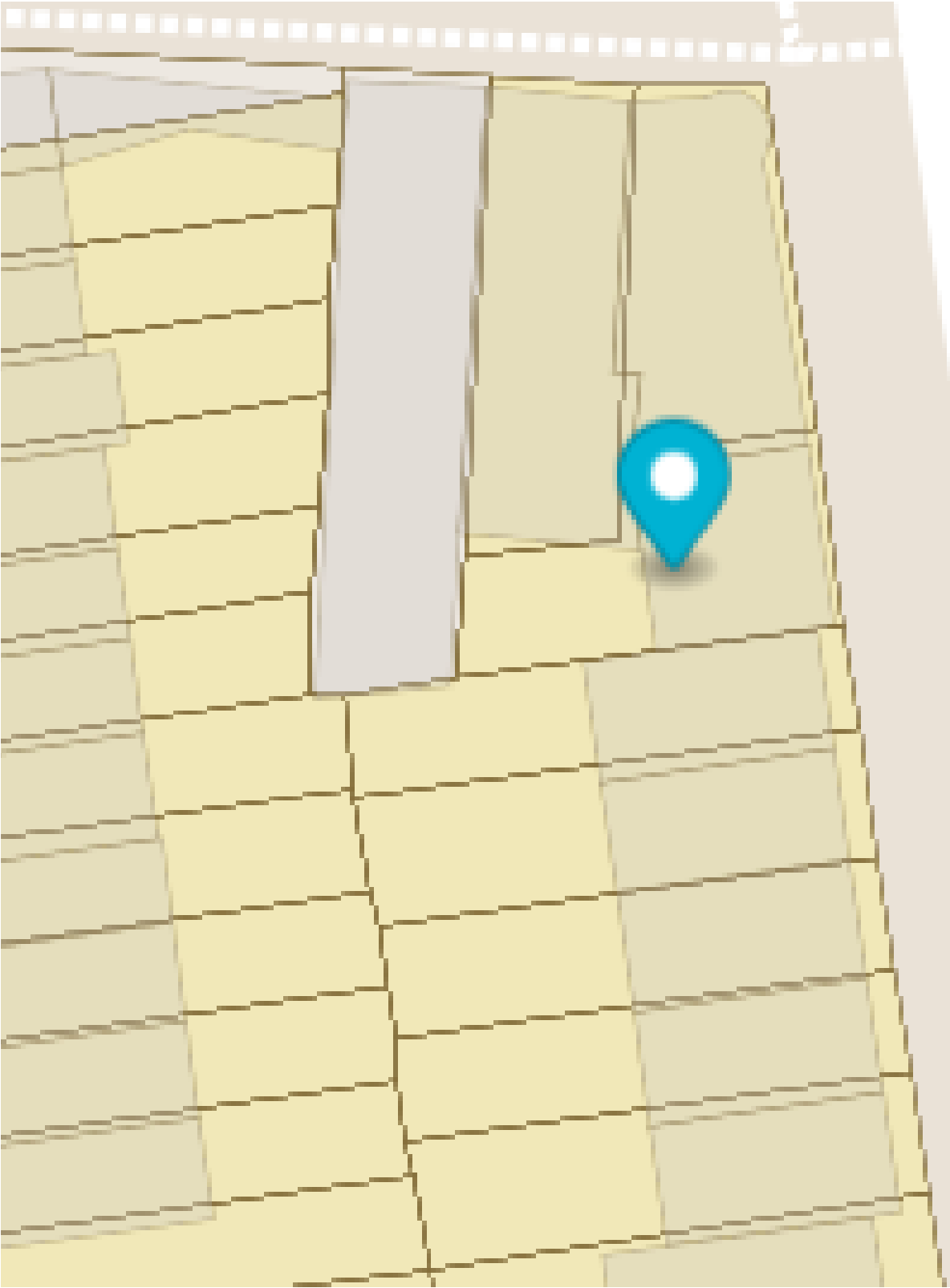
S Portland Ave

S Oxford St

Cumberland St

Cartton Ave

Fort Greene r



THE CITY OF NEW YORK



**DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY**

BOROUGH

DATE: NOV 27 1996 NO. 300432182

This certificate supersedes C.O. NO

ZONING DISTRICT 16-C

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

R-6

10 FORT GREENE PLACE, BROOKLYN

Block 2097

Lot 143

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 NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING LIMITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	GND						ACCESSORY USES
1ST FLOOR	40		2	4	2	RES	2 APARTMENTS
2ND "	40		2	4	2	RES	2 APARTMENTS
3RD "	40		2	4	2	RES	2 APARTMENTS
4TH "	40		2	4	2	RES	2 APARTMENTS

OPEN SPACE USES NONE

(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**

Greg J. ...
BOROUGH SUPERINTENDENT

... R.A.
COMMISSIONER

ORIGINAL OFFICE COPY - DEPARTMENT OF BUILDINGS COPY

10 Ft Greene Place, Brooklyn, 11217

Generated on 06/17/2025



Overview

ALSO KNOWN AS	STATUS	REG #	RANGE	BIN
10 Ft Greene Place	Active	357040	10-10	3058740

BLOCK	LOT	CENSUS TRACT	STORIES	A UNITS	B UNITS	CD
2097	143	33	4	8	0	2

CLASS	OWNERSHIP	BUILDING ID
H	PVT	294697

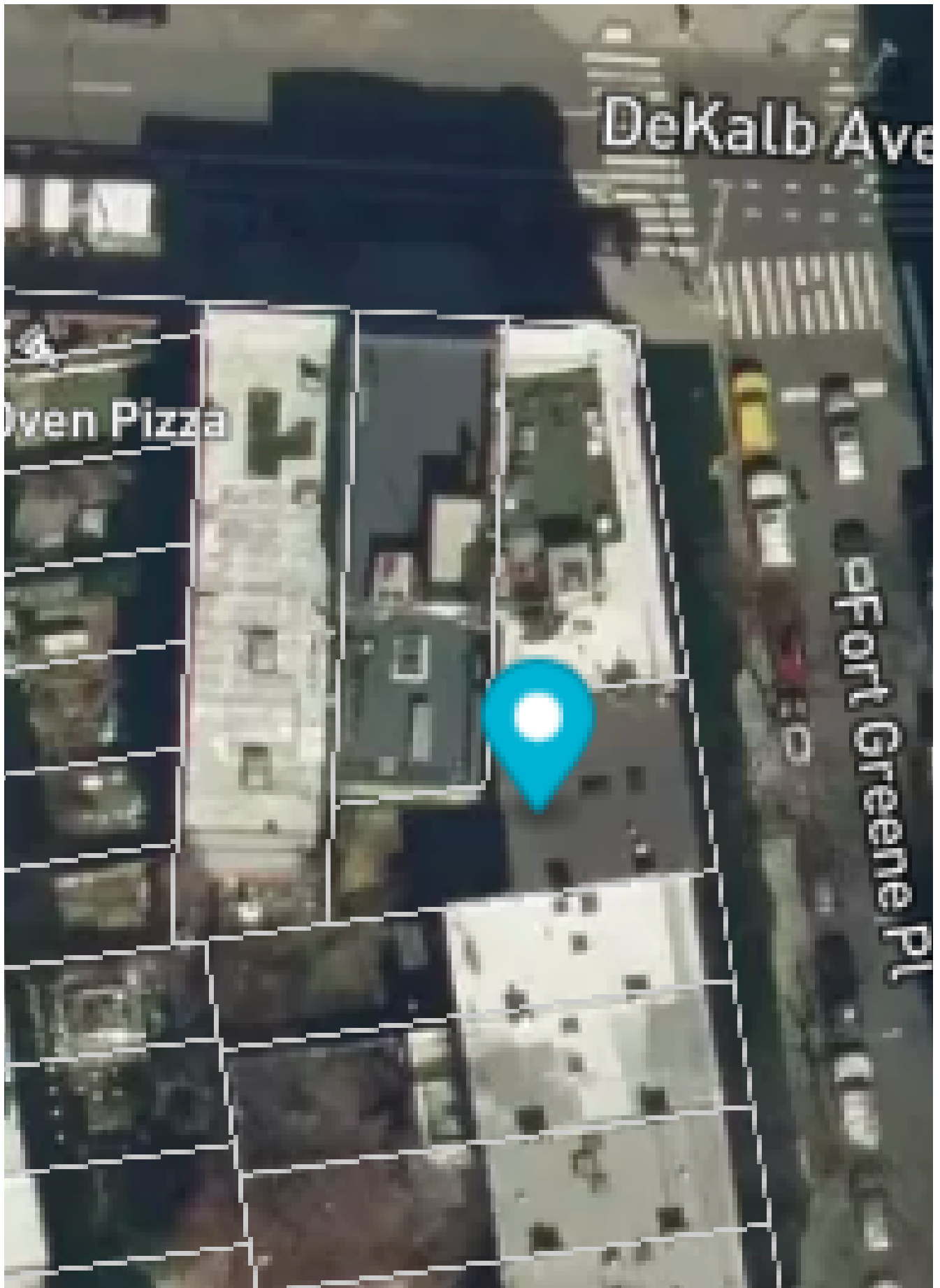
Building Statistics

COMPLAINTS	VIOLATIONS	BUILDING CHARGES/FEES	LITIGATION
0	1 (A:0, B:0, C:1, I:0)	13	0
HISTORICALLY RENT REGULATED	ACTIVE LEAD EXEMPTIONS	BED BUGS REPORT FILED	HISTORICAL IMAGE CARDS
No	Yes	Yes	No
FIREPROOF	ACTIVE VACATE ORDER	TENANT HARASSMENT FINDINGS	CERTIFICATION OF NO HARASSMENT PILOT PROGRAM
No	No	No	No
ALTERNATE ENFORCEMENT PROGRAM (AEP)	UNDERLYING CONDITIONS PROGRAM (UC)	HEAT SENSOR PROGRAM	
No	No	No	

Property Owner Registration Information

Last Registration Date - 06/27/2024 Registration Expiration Date - 09/01/2025

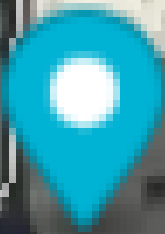




DeKalb Ave

Aven Pizza

Fort Greene Pl





Chris Halliburton

Associate Broker

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