

For Sale | 929 Atlantic Ave | Brooklyn | NY 11238



Investment Highlights



Prime Location: Nestled in the vibrant and sought-after Clinton Hill neighborhood of Brooklyn, this residential condo building represents a prime investment opportunity. Clinton Hill is renowned for its historic charm, cultural richness, and proximity to downtown Brooklyn and Manhattan, making it a highly desirable location for both residents and investors.

Stalled Construction: With construction already 80% completed, this property offers a unique chance to step in and bring a promising project to fruition. The heavy lifting is done, and the foundation is laid, allowing for a faster turnaround and reduced development risks. 421A can possibly be reinstated if coordinated with the correct departments.

Construction Savings: Given the existing construction progress, you can realize substantial savings compared to starting a project from scratch. This represents a cost-effective way to enter the Brooklyn real estate market or expand your existing portfolio. Seller Financing is available as well.

Plans: Previously approved plans for the condominium building will consist of 19 residential units total, sixteen 1-bedroom 1-bathroom units, and three 2-bedroom 2-bathroom units. Plans, appraisal, and budget are available upon request.

Appreciation Potential: Clinton Hill has witnessed significant property value appreciation in recent years. Completing this project offers the opportunity to capitalize on the neighborhood's growth and the increasing demand for quality housing options.

Excellent Connectivity: The Clinton Hill neighborhood offers excellent transportation options, including subway access, making it convenient for residents to commute to Manhattan and other parts of Brooklyn. This connectivity enhances the property's appeal and marketability.

Proximity to Amenities: Residents will enjoy easy access to local amenities, including shops, restaurants, parks, and cultural attractions. These conveniences enhance the lifestyle appeal of the property, making it more attractive to potential tenants or buyers.

Overview & Tax Map

Building Analysis

Address 929 Atlantic Ave, Brooklyn, NY 11238

Block/Lot 2018/54

Neighborhood Clinton Hill

Cross Streets Grand Ave & St James Pl

Asset Type Development

Number of Units 19

Lot Size 50' x 100'

Lot SF 4,560 SF

Building Size 57' x 55'

Building SF 17,469 SF

Number of Stories 8

Zoning R7A, C2-4

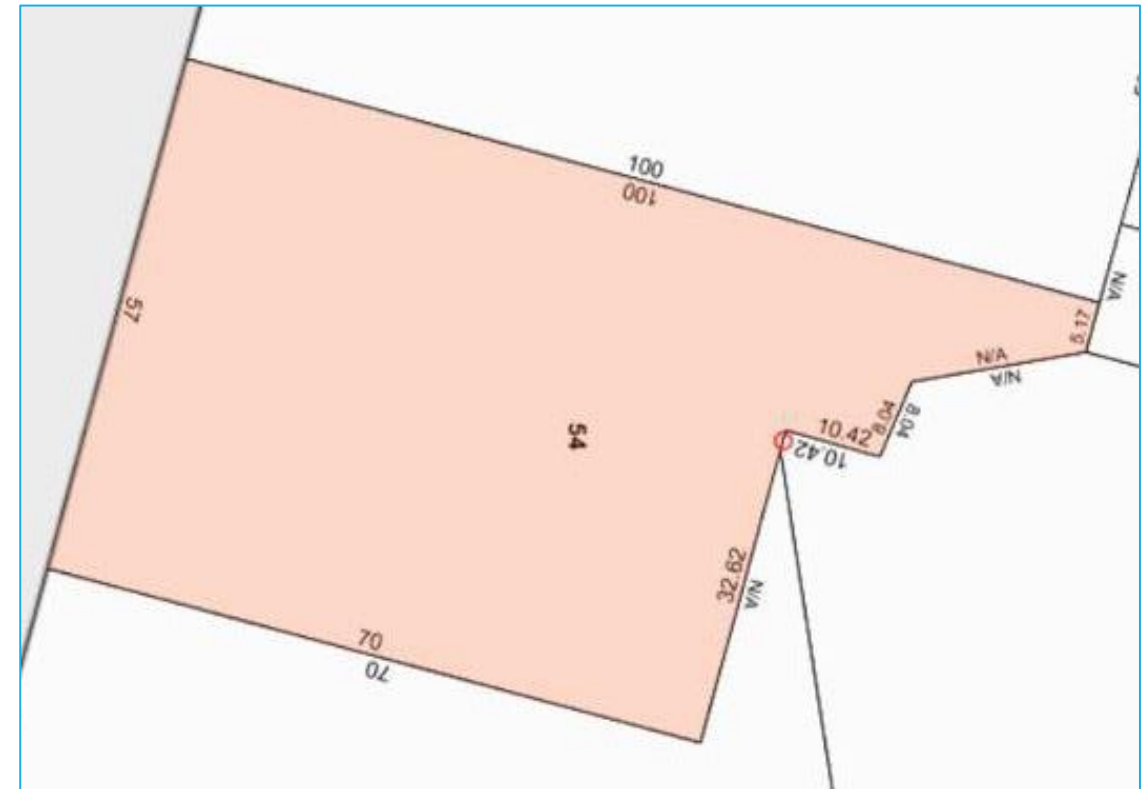
FAR (As Built) 4 (3.83)

Buildable 18,236

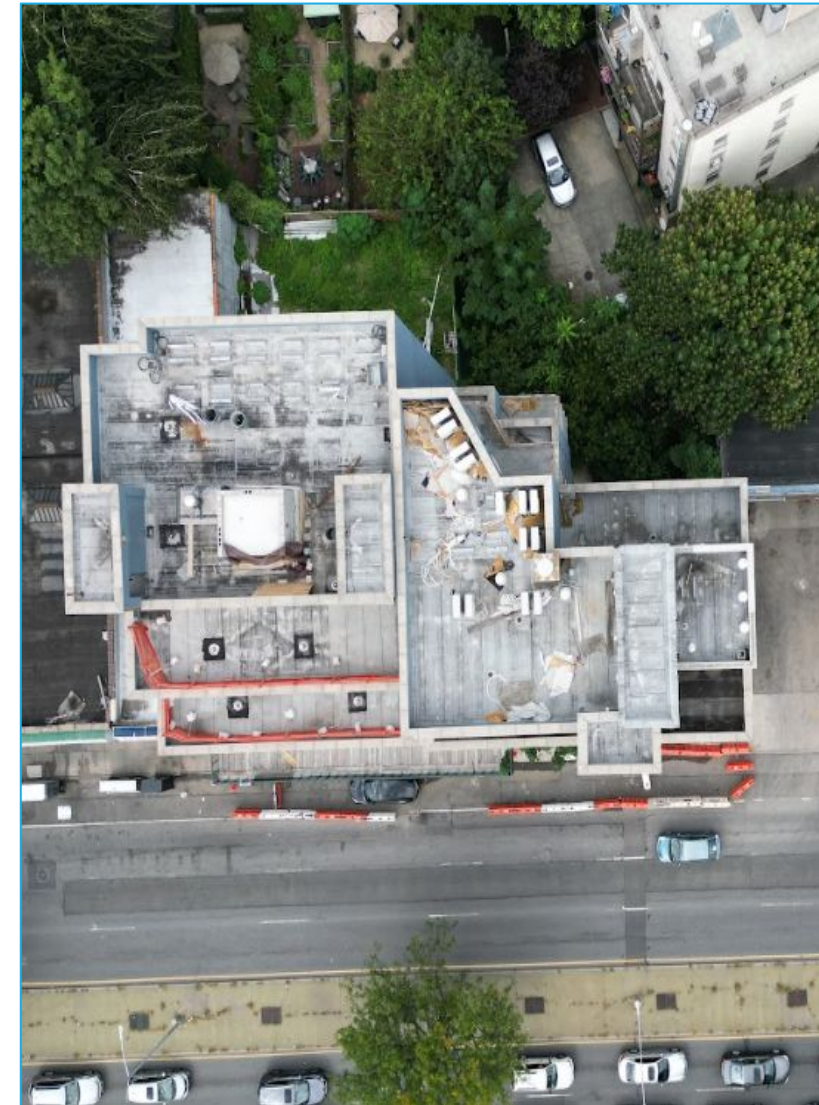
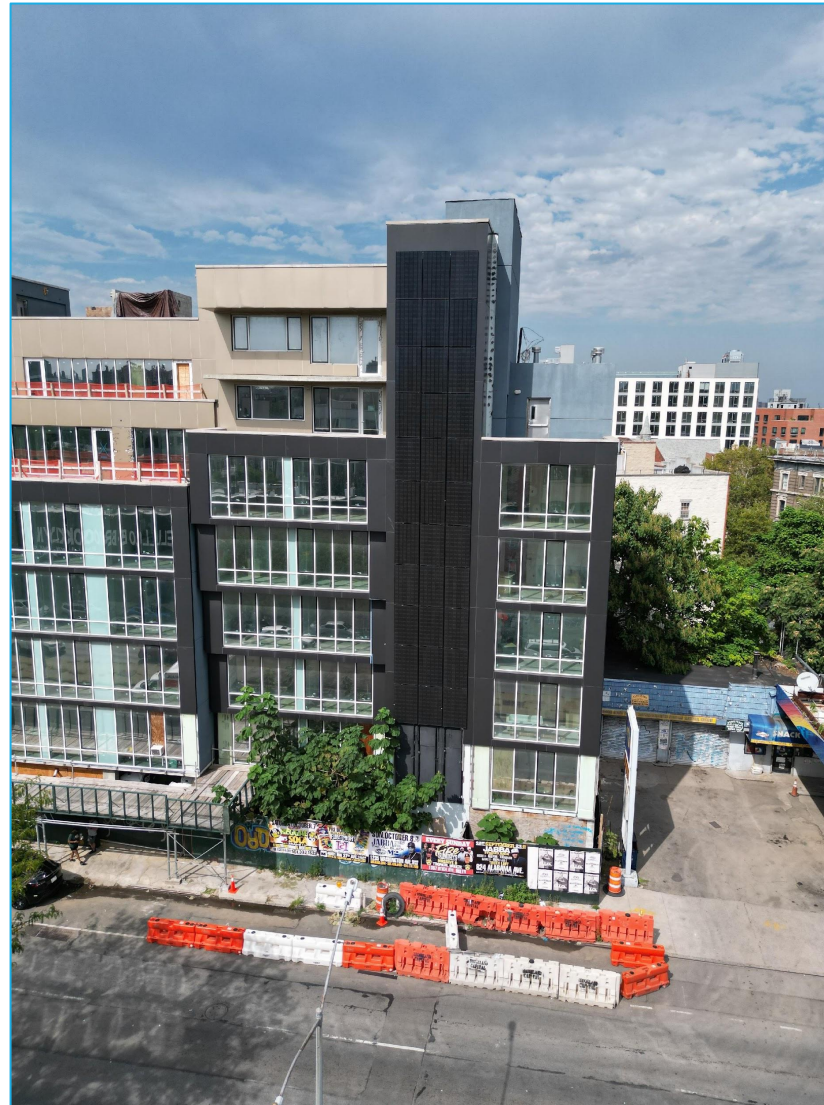
Year Built 2017

Taxes ('23) \$124,740

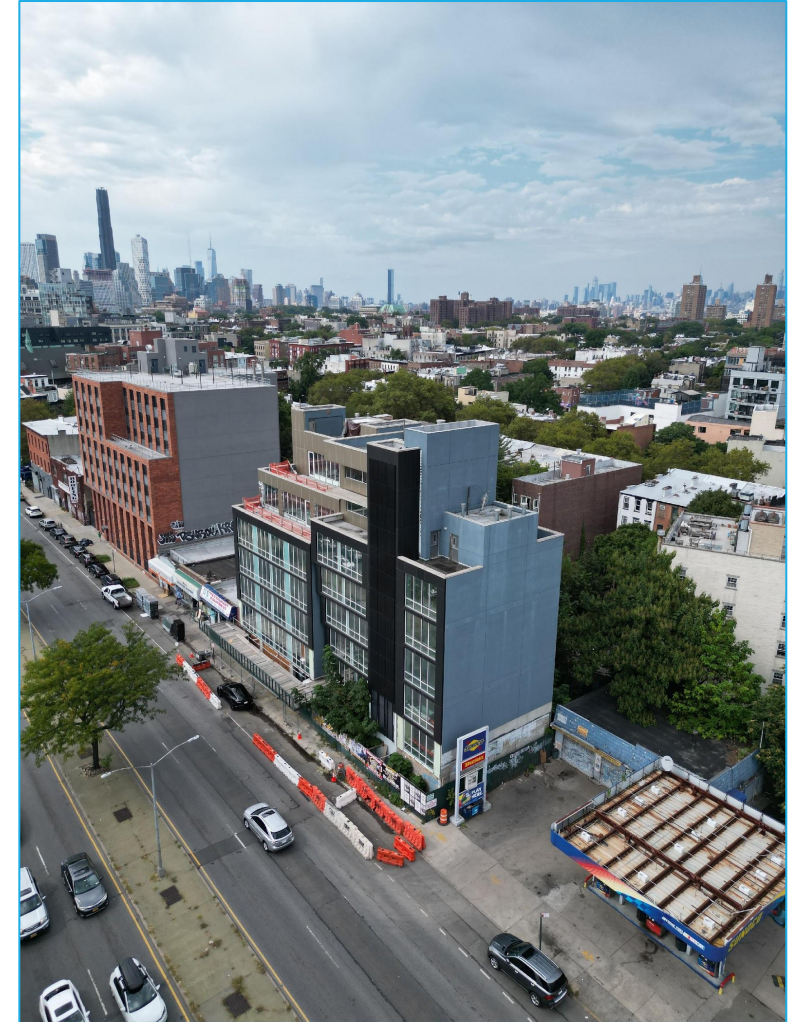
Tax Class 2



Property Photos



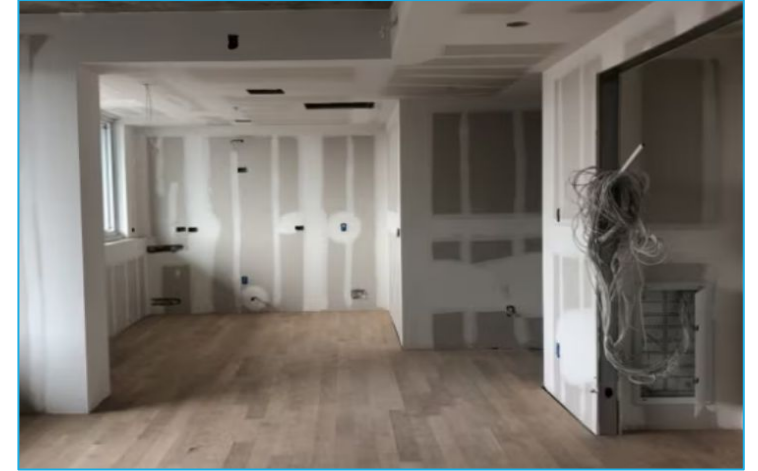
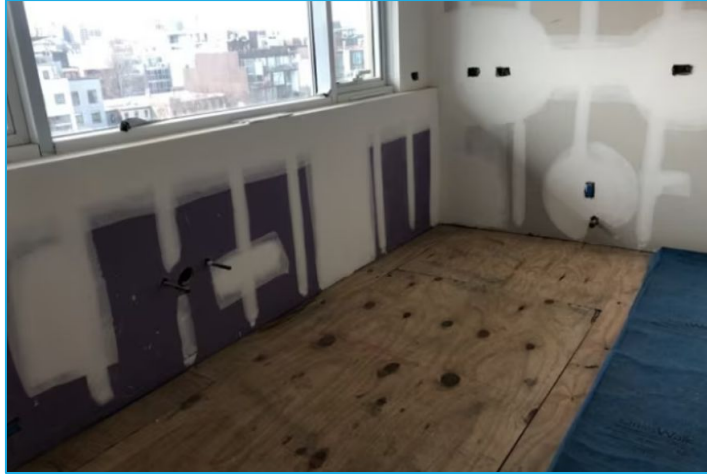
Property Photos



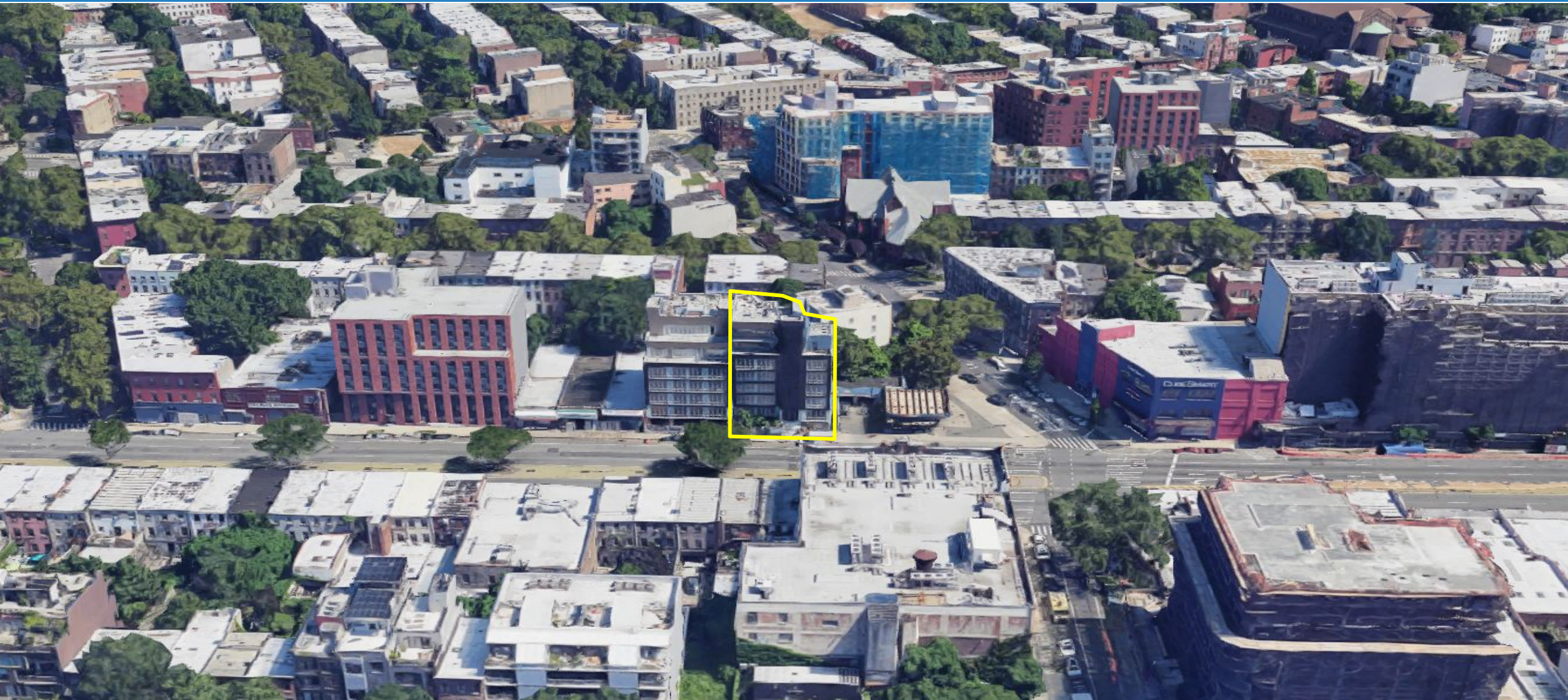
Property Photos



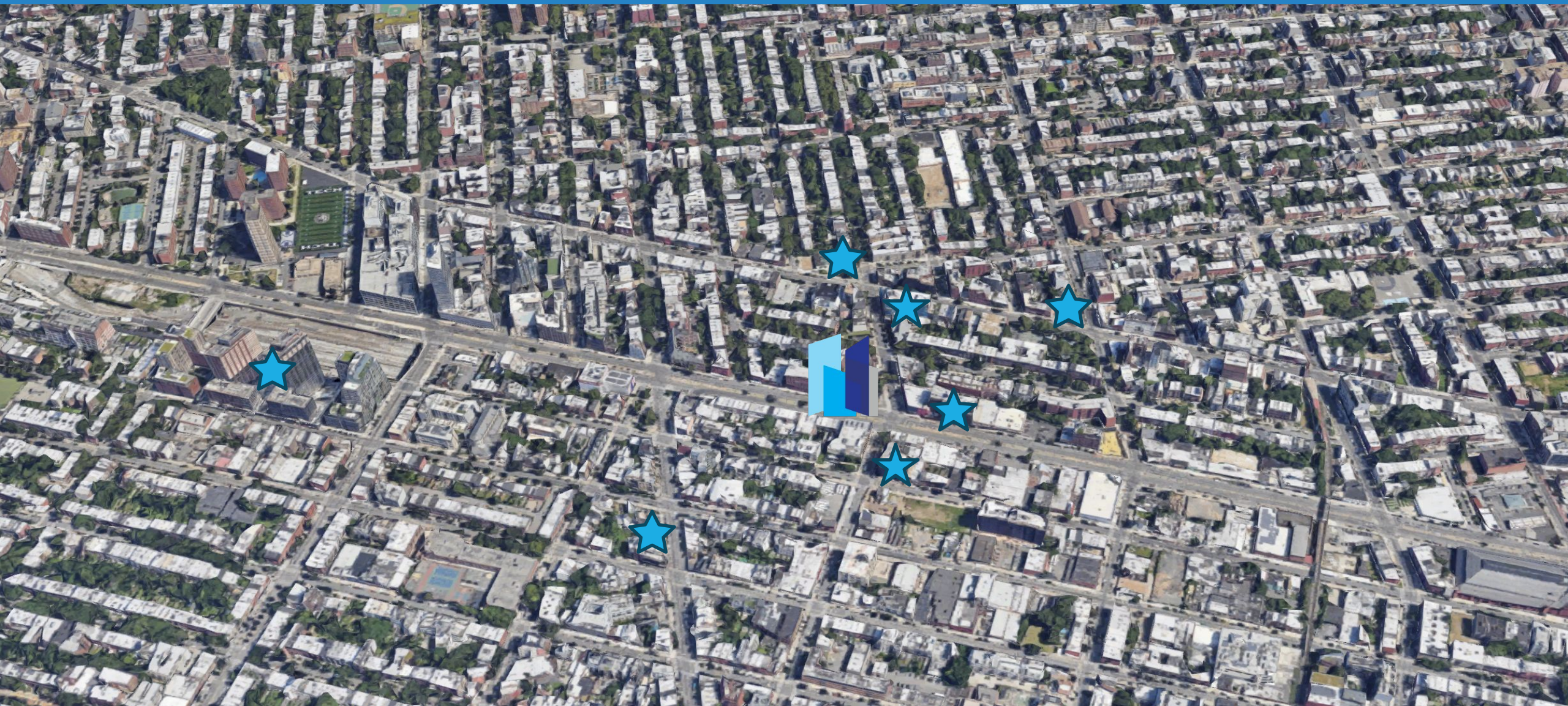
Property Photos



Aerial View



New Development Map



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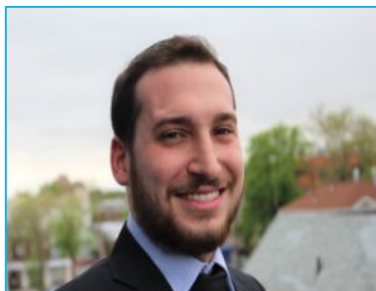
929 Atlantic Ave, Brooklyn, NY 11238

- Mid-Construction eight-story condominium building consisting of nineteen-units.
- Property is approx. 80% completed.
- Previously approved plans for the condominium building will consist of nineteen residential units, sixteen 1-bedroom 1-bathroom units, and three 2-bedroom 2-bathroom units.
- Plans, appraisal, and budget are available upon request.
- Seller financing available.
- Property is located near Franklin Ave [A,C] Subway Station.

PRICE: \$11,500,000
PPSF: \$658.30



PLEASE CONTACT EXCLUSIVE ADVISORS:



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Broker Cooperation is Welcome!