



351 Atlantic Avenue Brooklyn, NY 11217

\$16,500,000

BOERUM HILL 22,500 SF VACANT COMMERCIAL BUILDING

Property Facts

ADDRESS:	351 Atlantic Avenue, Brooklyn, NY 10024
BLOCK_LOT:	177_57
LOCATION:	Between Hoyt Street & Bond Street
LOT DIMENSIONS:	50' x 90'
LOT SIZE:	4,500 SF *
BUILDING DIMENSIONS:	50' x 90'
BUILDING SIZE:	22,500 SF *
FLOORS:	4
GROUND FLOOR SIZE:	4,500 SF * 12' Ceiling
SECOND FLOOR SIZE:	4,500 SF * 9' Ceiling
THIRD FLOOR SIZE:	4,500 SF * 12' Ceiling
FOURTH FLOOR SIZE:	4,500 SF * 9' Ceiling
LOWER LEVEL SIZE:	4,500 SF * 8' Ceiling
ZONING:	R7A/C2-4
COMMERCIAL FAR:	2.0
RESIDENTIAL FAR:	4.0
COMMUNITY USE FAR:	4.0
COMMUNITY USE FAR:	\$734,484
TAXES:	\$77,224

* approximately

Property Information

CPEX Real Estate has been exclusively hired to market for sale 351 Atlantic Avenue, located in the Boerum Hill neighborhood of Brooklyn, NY. The subject property is built full to the lot, 50' x 90', on each floor. The fully sprinklered elevator building consists of approximately 22,500 gross square feet on four floors above grade and one floor below grade.

Demographics

Description	Distance (mi)	0.00-0.25	0.00-0.50	0.00-0.75
Population 2018 Estimate		8,428	38,625	82,024
2018 Average Household Income		\$177,011	\$178,458	\$171,441
Traffic Count		35,578 (vehicles per day)		

Investment Opportunity

As this trophy building will be delivered vacant, it can make for a great flagship store for retailers, academic/non-profit headquarters, or a mixed-use conversion for developers.

Transportation

- 351 Atlantic Avenue is just 2 blocks from the A, C, and G trains at the Hoyt-Schermerhorn subway station
- Additionally, it is located 5 blocks from the B, Q, R, 2, 3, 4, and 5 trains at the Dekalb Avenue & Nevins Street stations
- The B63 and B65 bus stop is located directly across the street

For Further Information, Please Contact Exclusive Sales Team:

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REAL ESTATE

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant carefully verify each item of size. RE Taxes, permitted legal use, and other information presented herein.

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CPEXRE.COM

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Asking Price: \$16,500,000

Retail Map



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