

# 354 Franklin Ave, Brooklyn, NY 11238

Brand New Six Unit Building for Sale in Clinton Hill

Sold as a package for repositioning as rentals – motivated seller



**Location:** Corner of Lexington & Franklin Avenues  
**Block:** 1970  
**Lot:** 34  
**Lot Size:** 24.5 ft x 71.25 ft

## Building Information

**Building Size:** 24 ft x 70 ft  
**Building Class:** C2 (5-6 Families)  
**Zoning:** R6A

**Residential Units:** 6  
**Parking Units:** 6  
**Residential Sq. Ft.** 7,000 (approx.)  
**Gross Building Sq Ft:** 8,500 (approx.)

**Lot Size:** 1,745 sq. ft. (approx.)  
**FAR as Built:** 4.87

This newly built six-unit building was designed as a high-end condominium and is being offered for sale as a package for investors for a quick sale, at a 25% price reduction below condo unit prices.

Each unit has either a mezzanine loft space or a recreation space that could be used as a room or office, all units have private parking garage, outdoor spaces and feature 16 ft floor-to-ceiling windows, central heating and cooling, 3" oak hardwood flooring, stainless steel appliances, caesarstone countertops, ceramic tile in baths, houzer kitchen sinks and more high end finishes.

The building is in final sign off stages, passed construction inspection and will be delivered with a C of O.



Unit	Bed	Bath	Sq. ft.		Projected Outdoor	Projected Monthly	Projected Annual
1A	1	1.5	1,453	Duplex/Rec. Room	1,072	\$ 2,750	\$ 33,000
1B	1	1.5	1,251	Duplex/Rec. Room	480	\$ 2,500	\$ 30,000
2A	1	2	1,098	Mezz. Loft	216	\$ 2,200	\$ 26,400
2B	1	2	1,104	Mezz. Loft	27	\$ 2,200	\$ 26,400
3A	1	2	1,029	Mezz. Loft	260	\$ 2,350	\$ 28,200
3B	1	2	1,084	Mezz. Loft	260	\$ 2,350	\$ 28,200
<b>Total</b>			<b>7,019</b>			<b>\$ 14,350</b>	<b>\$ 172,200</b>

**REVENUE (PROJECTED):** \$ 172,200

## EXPENSES: (ESTIMATED)

Real Estate Taxes/Common Charges*	\$ 24,264
Insurance	\$ 5,264
Vacancy/Management	4% \$ 6,888
<b>Total:</b>	<b>\$ 36,416</b>

Gross Annual Income: \$ 172,200

Less Expenses: \$ 36,416

**Net Operating Income: \$ 135,784**

For More Information  
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**Package Price: \$CALL**

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