

NEW CONSTRUCTION LUXURY RESIDENTIAL BUILDING

538 Washington Avenue

CLINTON HILL – BROOKLYN, NY



Realty Services



Address :	538 Washington Avenue, Brooklyn, NY 11238	
Location :	Located on the west side of Washington Avenue between Fulton Street & Atlantic Avenue	
	<u>Property Information:</u>	
Block / Lot :	2012 / 232	
Lot Dimensions :	25.98' x 129'	(approx.) (irrg.)
Lot Square Footage :	3,668	(sq. ft approx.)
Zoning :	C2-4/ R6B, R7A	
FAR (as of right) :	Varied Zoning	
	<u>Building Information:</u>	
Gross Square Feet :	15,763	(approx.)
Net Residential SF :	12,336	(approx.)
Stories :	5	
Residential Units :	10	(approx.)
Assessment (14/15) :	N/A	
Taxes (14/15) :	\$47,029	(per owner's operating budget)

ASKING PRICE:
Ownership Requesting Proposals



Property Description:

Current ownership has created a one-of-a-kind, high-end residential development, featuring luxurious finishes, state-of-the-art appliances, and private outdoor spaces. Moreover, a common recreational rooftop terrace invites the residents to socialize while enjoying spectacular views of the Brooklyn and Manhattan skylines. The functional façade of the property is the building's key design element – a paneled metal screen in front of the balconies. When closed, individual panels of the art piece feature an perforated image and provide residents with their desired privacy. The screen may be opened for additional light and air in the apartments. The combination of old, historic elements with modern features will form a signature component of 538 Washington Avenue.

The subject new construction luxury residential building contains approximately 15,763 gross square feet and approximately 12,336 net livable square feet, plus an abundance of outdoor spaces including private & common rooftops, balconies, and terraces. The building contains a total of 10 residential units, of which one is a studio unit, four are 1-bedroom units, two are 2-bedroom units, and three are 3-bedroom units. Moreover, a majority of the units benefit from one or even two home offices. The vast building amenities include public and private roof terraces, basement storage units, bike room, package room, and virtual doorman.

The site is strategically located in the heart of Clinton Hill and adjacent to cultural and entertainment hotbeds – the Barclays Center and Brooklyn Academy of Music (BAM) Cultural District. This ideal location places the borough's most desirable nightlife and retail options in close proximity. The A/C train, which runs along Fulton Street and stops at Clinton/Washington Aves, is conveniently steps away, meaning a less than 15-minute commute to lower Manhattan and less than 30-minutes to Midtown Manhattan. Numerous bus lines also make stops in close proximity to the property.

For further information or inspection, please contact Exclusive Agents:

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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