



# 290 Atlantic Avenue

Brooklyn, NY 11201

**Ariella**  
GREA Partner

**FOR SALE**

Boerum Hill's Premier Corner – Maximum  
Visibility, Maximum Exposure

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- **A Trophy Corner Site in Boerum Hill with Exceptional Street Presence:** A bustling corridor home to local and national tenants with foot traffic of 10,000+ pedestrians daily - one of Brooklyn's most heavily trafficked corners.
- **Asset Overview:** The subject property is a 6,000 square foot, three (3) story walk-up that features 120' of prime retail frontage. Not included is an additional 1,500 SF of below grade space putting the total building size to approximately 7,500 SF.
- **Occupancy & Unit Breakdown:** The building's four (4) units consist of two (2) retail units, and two (2) commercial loft units - 100% occupied.
- **Signature Building Attributes:** Each loft residence features soaring 12-foot ceilings and exceptional natural light, creating bright, airy interiors that feel open and elevated.
- **Zoning Overview:** R6A/C2-4/DB zoning
- **In-Place Revenue with Clear Upside:** With strong in-place cash flow and significant upside in a rapidly growing area, 290 Atlantic Avenue represents an outstanding opportunity for investors and owner-users
- **Premier Transit Access:** Easily accessible via the F/G trains at the Bergen Street, the A/C/F trains at Jay Street, and the 2/3/4/5 trains at Borough Hall
- **Generational Opportunity:** This property is coming to market for the first time in over 50 years, having remained under single ownership for half a century.



Exclusively Represented By  
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For Financing  
Information:

**Matthew Dzbaneck x48**  
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## Property Information

Block / Lot	181 / 25
Lot Dimensions	20.25' x 93.42' (Irr.)
Lot Sq. Ft.	2,264
Building Dimensions	20.25' x 93.42' (Irr.)
Stories	3
Total Units	4
Building SF	6,000
Zoning	R6A / C2-4 / DB
FAR (Standard)	3.00
Buildable Sq. Ft. (Standard)	6,792
Above Grade	6,000
Below Grade SF	1,500
Total Building SF	7,500
Tax Class	4
Assessment (25/26)	\$1,513,350
Real Estate Taxes (25/26) - Estimated	\$124,000

\*All square footage/buildable area calculations are approximate

## Ownership Requests Proposals

[INVESTOR CA LINK](#)

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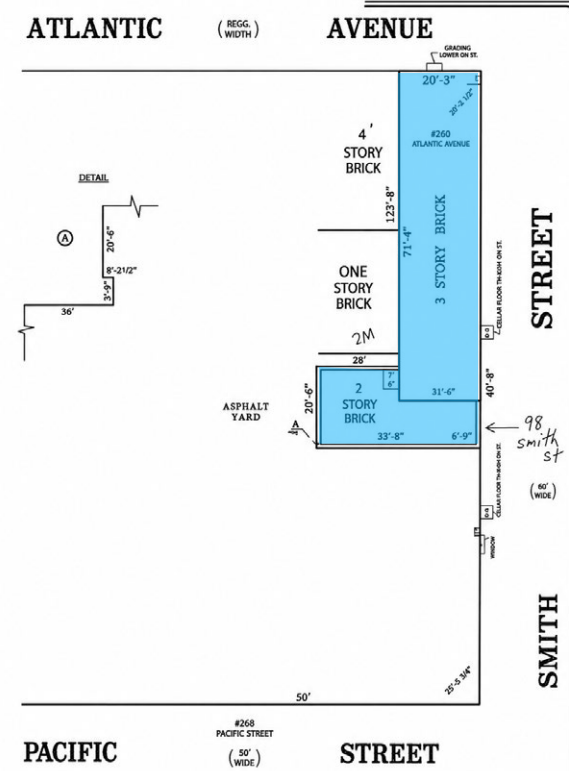
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Financial Summary	Current Income	Proforma Income
Total Gross Monthly Income:	\$31,354	\$43,528
Total Gross Annual Income:	\$376,248	\$522,336
Less Vacancy Rate Reserve (3.00%):	(\$11,287)	(\$15,670)
Gross Operating Income:	\$364,961	\$506,666
Less Expenses:	(\$164,777)	(\$164,777)
<b>Net Operating Income:</b>	<b>\$200,183</b>	<b>\$341,889</b>

## Expenses - Current

Real Estate Taxes (25/26)	\$124,000
Tax Reimbursement	(\$5,968)
Insurance	\$18,084
Utilities	\$2,568
Repairs	\$7,845
Legal/Miscellaneous	\$3,650
Management	\$14,598
Gross Operating Expenses:	\$164,777



## Unit Breakdown - Current

Unit	Unit Type	Unit Status	Monthly Rent	Projected Rent	Lease Expiration
The Nuts Factory	Commercial	Occupied	\$16,224	\$16,224	Dec-31
Chateau Glow	Commercial	Occupied	\$5,304	\$5,304	Mar-29
2nd Floor Loft Unit	Commercial	Occupied	\$5,500	\$11,000	Mar-28
3rd Floor Loft Unit	Comemrcial	Occupied	\$4,326	\$11,000	Aug-27
<b>Total Monthly Income</b>			<b>\$31,354</b>	<b>\$43,528</b>	
<b>Total Annual Income</b>			<b>\$376,248</b>	<b>\$522,336</b>	

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