

305 Livingston Street, Brooklyn, NY 11217

Four-story mixed-use building featuring (6) apartments & (2) retail spaces | **FOR SALE**



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➤ **Asset Overview:**

Four-story mixed-use building featuring (6) rent stabilized apartments & (2) retail spaces

➤ **Tax Class Protected:**

Tax Class 2B designation, providing investors with limits on year-over-year tax increases.

➤ **Immediate Occupancy:**

Both retail spaces will be delivered vacant, presenting an ideal opportunity for an end-user or an investor looking to increase cash flow in the building.

➤ **Premier Transit Access:**

Centrally located steps away from the Hoyt–Schmerhorn Sts, Nevins St, and DeKalb Ave stations. Direct access to the A, C, G, 2, 3, 4, 5, B, Q, and R subway lines, offering seamless, high-speed connectivity to Manhattan, Queens, and across Brooklyn.

➤ **High-Traffic Corridor:**

Situated in the heart of Downtown Brooklyn, 305 Livingston Street sits within one of the city's most populated retail hubs. Flanked by the Fulton Mall and the City Point development, the area is a magnetic destination for both national flagship retailers and trendy local boutiques, commanding a staggering foot traffic of over 15,000–20,000 pedestrians daily.



Exclusively Represented By
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For Financing
Information:

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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 the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, 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 contained herein. June 24, 2026 4:39 pm

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Property Information

Block / Lot	161 / 54
Lot Dimensions	21' x 67.58'
Lot Sq. Ft.	1,419
Building Dimensions	21' x 60.58'
Stories	4
Residential Units	6
Commercial Units	2
Total Units	8
Building Sq. Ft.	3,769
Zoning	C6-4 (R10 Resi. Eq.)
FAR (Standard)	10.00
Buildable Sq. Ft. (Standard)	14,192
FAR (UAP)	12
Buildable Sq. Ft. (UAP)	17,030
Air Rights Sq. Ft.	10,423
Tax Class	2B
Assessment (26/27)	\$391,112
Real Estate Taxes (26/27)	\$48,650

*All square footage/buildable area calculations are approximate

Asking Price: \$2,000,000 | \$531/SF | \$250,000 / Unit

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Financial Summary

Gross Residential Income	\$63,816
Gross Projected Commercial Income	\$94,200
Scheduled Gross Income:	\$158,016
Less Residential Vacancy Rate Reserve (3.00%):	(\$1,914)
Less Commercial Vacancy Rate Reserve (5.00%):	(\$4,710)
Gross Operating Income:	\$151,392

Expenses

Real Estate Taxes (26/27)	\$48,650
Water & Sewer	\$5,700
Insurance	\$8,800
Fuel	\$2,967
Electric (Common Area)	\$1,780
Repairs & Maintenance	\$4,500
Legal/Miscellaneous	\$1,514
Management	\$4,542
Gross Operating Expenses:	\$78,453
Net Operating Income:	\$72,938

Scheduled Income

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Residential	6	\$886	\$5,318	\$63,816
Retail #1	1	\$7,000	\$7,000	\$84,000
Retail #2	1	\$850	\$850	\$10,200
Total Income:	8	\$1,646	\$13,168	\$158,016

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Located in the heart of Downtown Brooklyn, 305 Livingston Street is situated between Nevins Street and Bond Street, just a short walk from the bustling retail hub of Fulton Mall and the major transit connections at Atlantic Terminal.

Transportation Score



100
Public Transportation

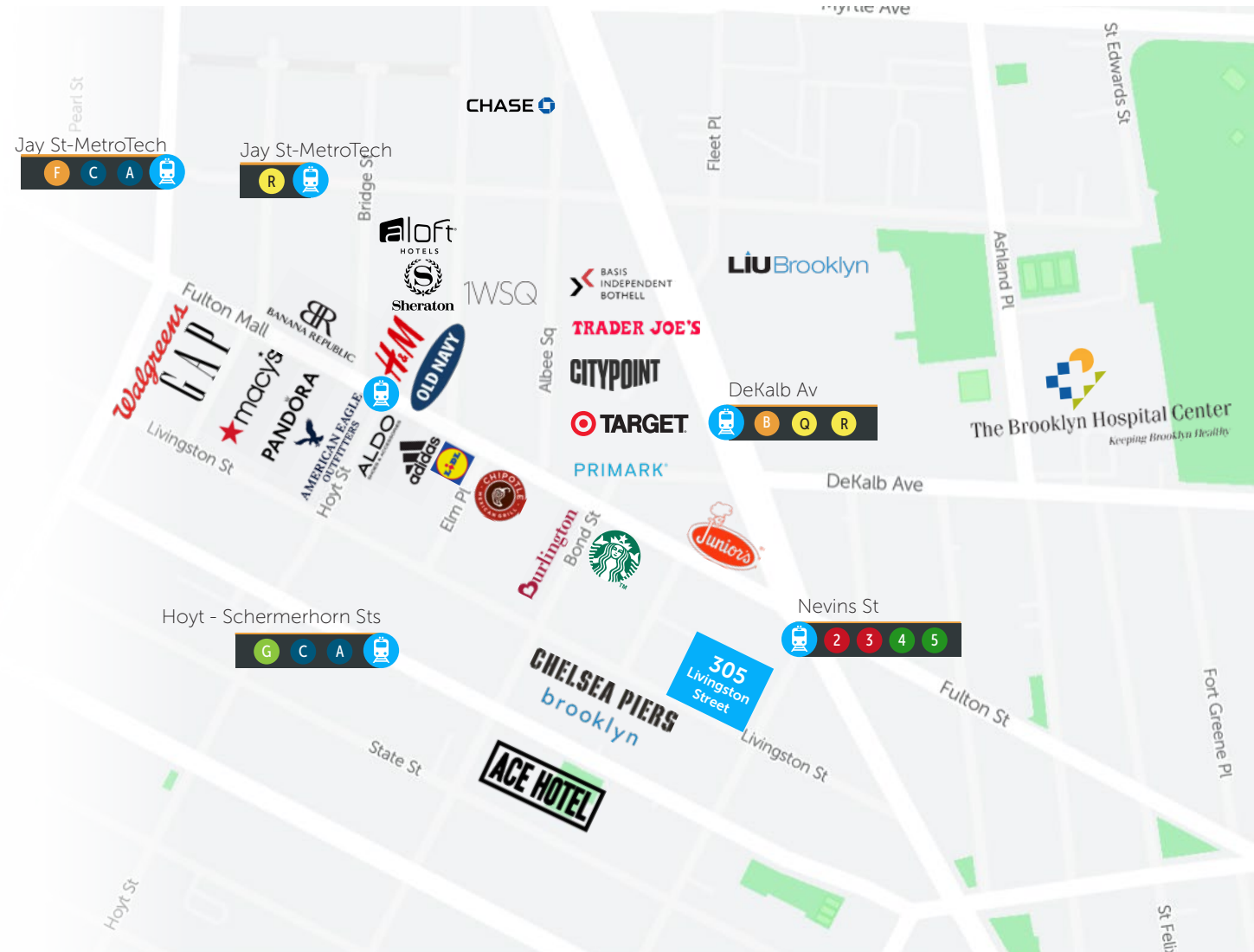


93
Rider's Paradise



99
Walker's Paradise

[Visit Walk Score Website](#) →



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