

PLACE ADVISORY

910 UNION ST RETAIL CONDO FOR SALE



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910 UNION ST #COMM

PARK SLOPE

BETWEEN 8TH AVE AND PROSPECT PARK W

\$

ASKING PRICE

\$4,370,000

SQUARE FOOTAGE

GROUND FLOOR - 300 SF

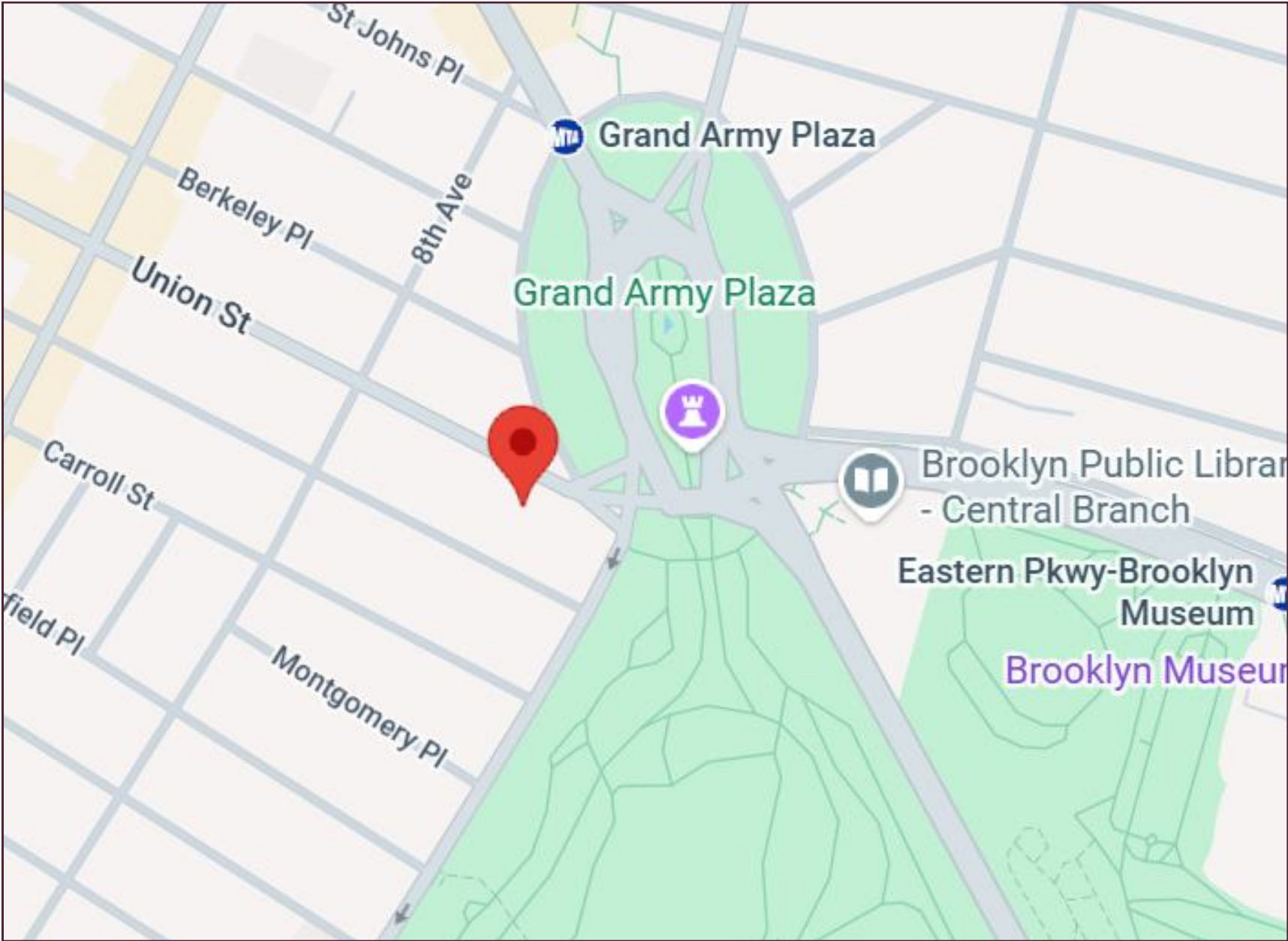
LOWER LEVEL - 5,820 SF

PROPERTY

RETAIL CONDO

LEASE/SALE

FOR SALE



LOCATION / MARKET

TRANSIT SNAPSHOT

234

0.2 mi to Grand Army Plaza



ADDITIONAL INFORMATION				
BLOCK AND LOT	TAX CLASS	LOT DIMENSIONS	ACTUAL RE TAXES 25/26	COMMON CHARGES
1066/1216	2C	95 X 59 FT	\$9,529/YR	\$11,416/YR

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SUMMARY

Place Advisory, as the exclusive agent is pleased to offer for sale 910 Union St. #COMM (the “Property”), a selling lower level commercial space on the north side of Park Slope.

The property is well maintained with multiple means of egress and ADA accessibility. It is currently occupied by a preschool with a lease until 2032 providing stable cash flow for an investor.

Located just stops away from Prospect Park and a short walk to the Grand Army Plaza 2/3 stops, tenants enjoy seamless access to Manhattan and the rest of Brooklyn. Park Slope is home to a wide range of restaurants, cafes and shopping options for all.

\$ FINANCIAL SUMMARY			
ASKING PRICE	ANNUAL RENT	MONTHLY RENT	
\$4,370,000	\$262,260	\$21,855	
LEASE EXPIRATION	ESCALATIONS	LEASE TERM	CAP RATE
JULY 2032	3%	NNN	6%