

# DEVELOPMENT SITE FOR SALE

Exclusive Listing / Commercial Acquisitions Inc.



## 360 CRESCENT ST, BROOKLYN, NY 11208

Btw. Weldon St & McKinley St

ASKING PRICE

**\$1,499,000**

SIZE

**6,407 SF**

BUILDING 32' X 55'  
LOT 40' X 100'

BLOCK & LOT

**04164-0032**

ZONING

**R5**

PROPERTY TAX

**\$2,918**

### Highlights:

32' Frontage

Prime Location

Delivered Vacant

3 Stories

Near Transit

Built In 2026

Surrounded By Lots Of Amenities

6 Unit Elevator Development Site

4 Parking Spots

Four (2) Bedrooms

Two (1) Bedroom

### PROPERTY OVERVIEW

A rare opportunity to acquire a 6-unit elevator development site at 360 Crescent St, Brooklyn, NY, offered at approximately 80% completion. The project consists of four (4) 2-bedroom units and two (2) 1-bedroom units, along with four (4) on-site parking spaces. Upon completion, the asset will be delivered as a fully built elevator building, significantly reducing development risk and timeline for the buyer. This presents a unique chance to secure a near turnkey residential asset in a growing area, with strong rental potential and long-term upside. Owner financing is available, providing additional flexibility for acquisition.

### EXCLUSIVE BROKER

**Arsen Atbashyan**

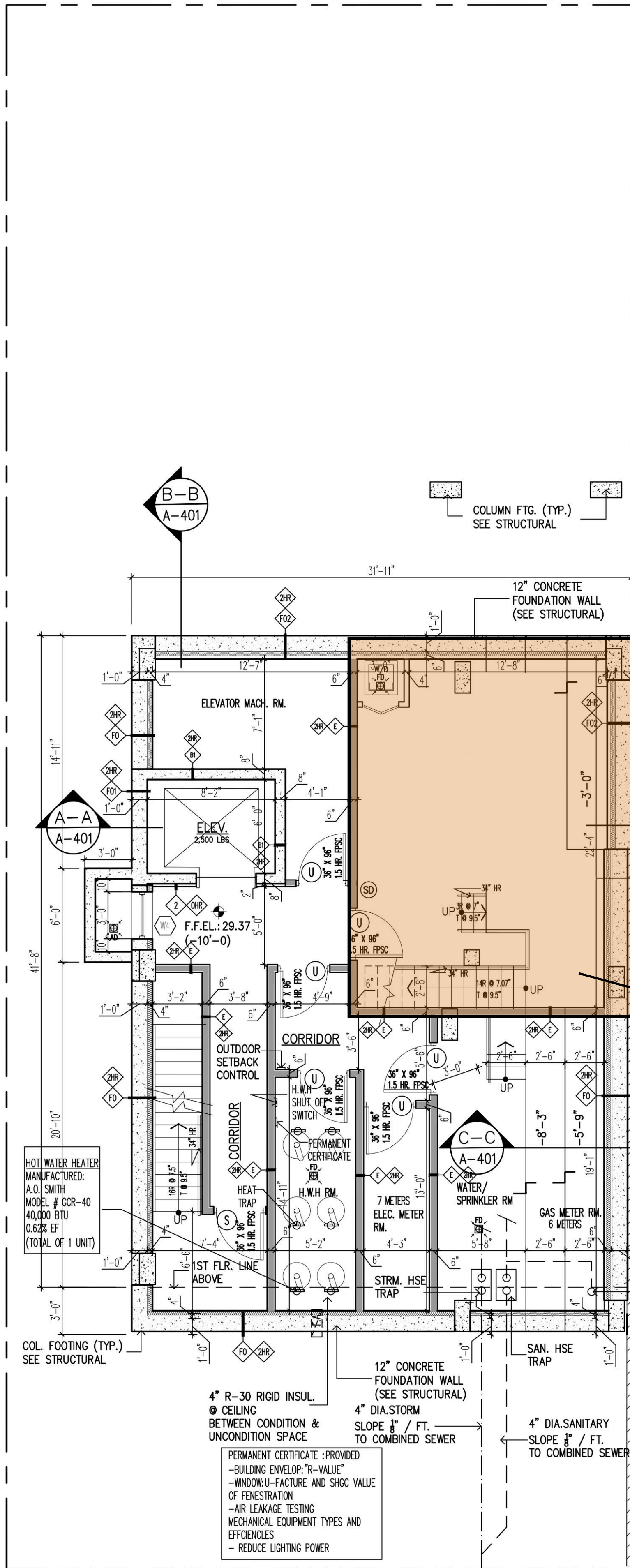
917-939-3760 / arsen@commercialacq.com

**Commercial Acquisitions Inc.**

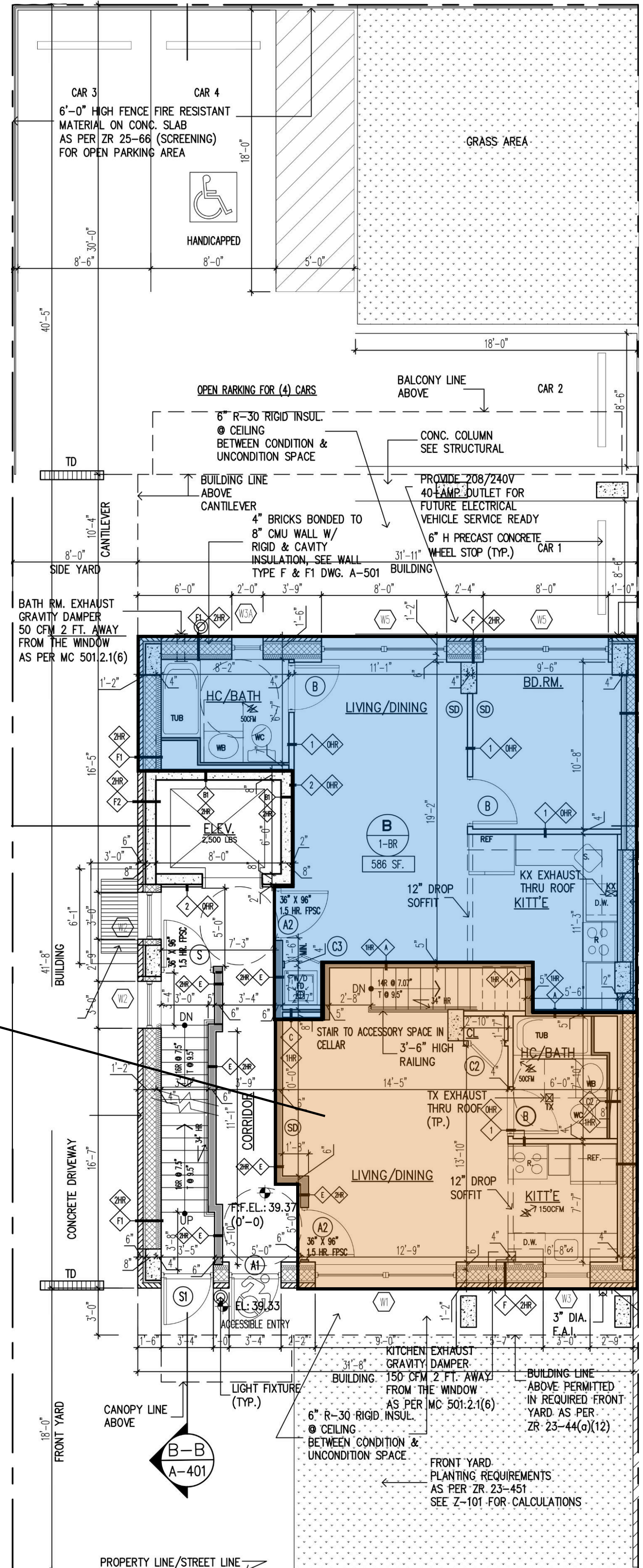
718-517-8700 / commercialacq.com

## Cellar

## 1st Fl



**1BR  
DUPLEX**



**1BR**

## CRESCENT ST

## 2nd Fl

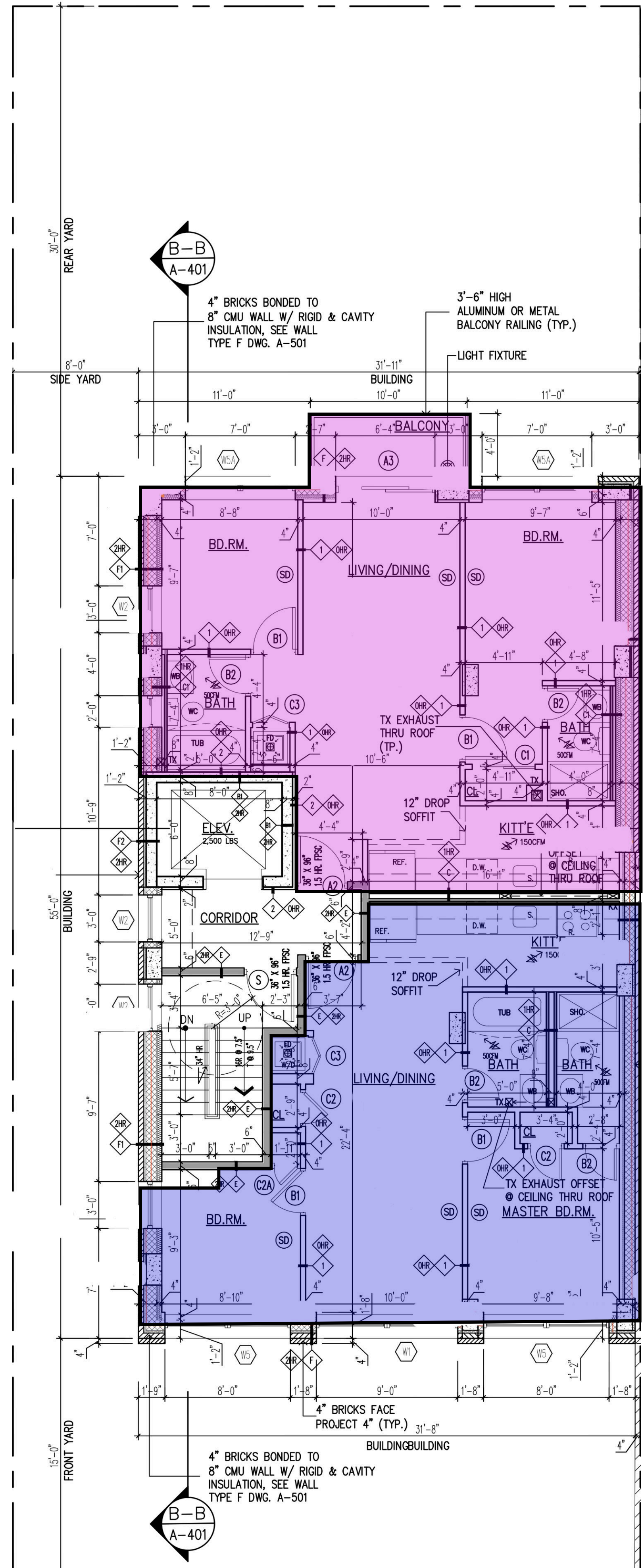
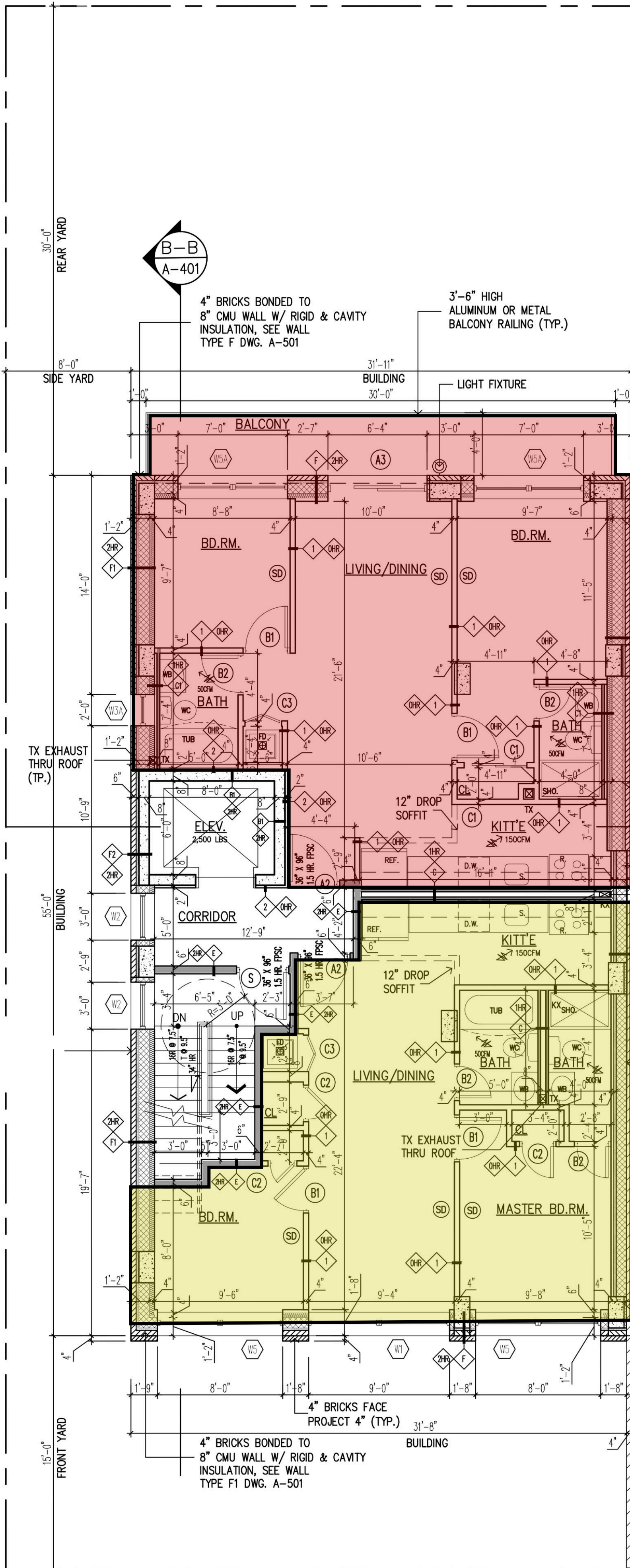
## 3rd Fl

2BR

2BR

2BR

2BR



## CRESCENT ST

## INCOME / EXPENSES

### PROPOSED INCOME

	MONTHLY RENT
<b>1ST FLOOR:</b> 1. 1ST FLOOR REAR/ ONE BEDROOM	\$2,400
2. 1ST FLOOR FRONT/ ONE BEDROOM DUPLEX	\$2,600
<b>2ND FLOOR:</b> 3. 2ND FLOOR REAR/ TWO BEDROOM	\$3,000
4. 2ND FLOOR FRONT/ TWO BEDROOM	\$3,000
<b>3RD FLOOR:</b> 5. 3RD FLOOR REAR/ TWO BEDROOM	\$3,000
6. 3RD FLOOR FRONT/ TWO BEDROOM	\$3,000
<b>4 ON-SITE PARKING SPOTS</b>	\$1,200
<b>TOTAL</b>	<b>\$18,200</b>

### PROPOSED EXPENSES

REAL ESTATE TAXES	\$2,918
INSURANCE	\$7,000
PLP	\$1,500
ELEVATOR	\$3,500
WATER/SEWER/SPRINKLER	\$7,500
<b>TOTAL ANNUAL</b>	<b>\$22,418</b>

### GROSS ANNUAL INCOME

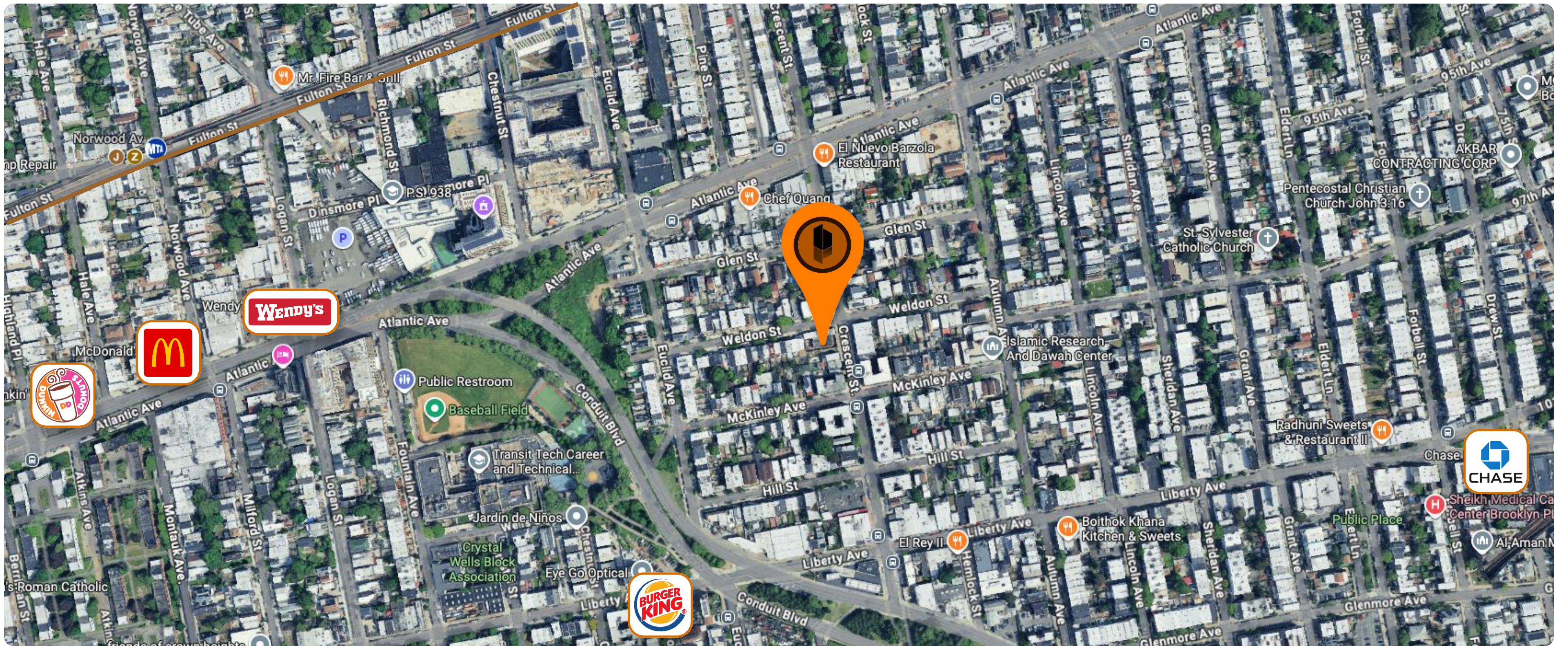
GROSS ANNUAL INCOME	\$218,400
LESS EXPENSES	\$22,418
<b>NET OPERATING INCOME</b>	<b>\$195,982</b>
<b>TOTAL COST</b>	<b>\$1,499,000 PROPERTY ACQUISITION + \$500,000 COMPLICATION COST</b>
<b>TOTAL</b>	<b>\$1,999,000</b>
<b>CAP RATE</b>	<b>9.80%</b>



# Location Overview

Commercial Acquisitions Inc.

## AREA MAP



## TRANSIT ACCESS

**SUBWAY** A, C, J, Z - Lines

**BUS** Q24, B13

**CAR** Close access to Atlantic Ave

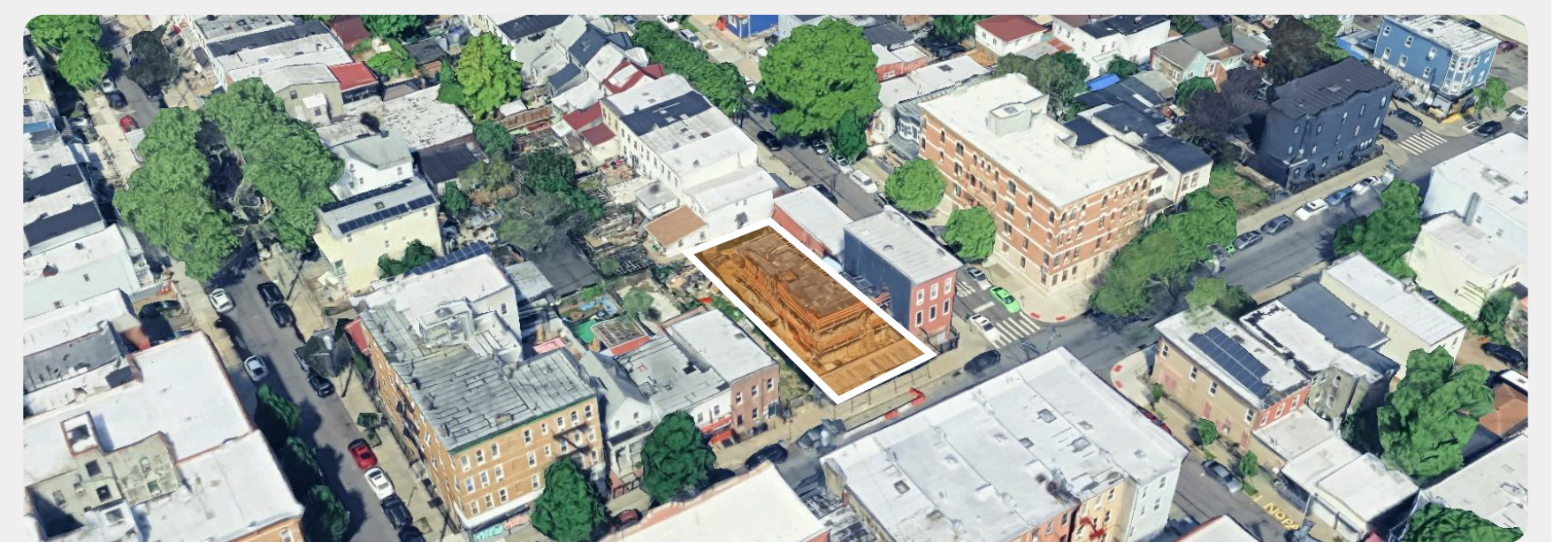
## TENANTS & AMENITIES ANALYSIS

Located in a dense residential area with strong surrounding amenities, including grocery stores and national retailers such as Popeyes, McDonald's, Dunkin', and Wendy's. Nearby Chase Bank, pharmacies, and everyday conveniences provide consistent foot traffic and demand.

## TRAFFIC ANALYSIS

Foot traffic:

- Estimated 2,500–5,000 pedestrians/day, supported by dense surrounding residential population, nearby bus routes, and access to the J, Z, A, and C subway lines.



## LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.