

# 2345

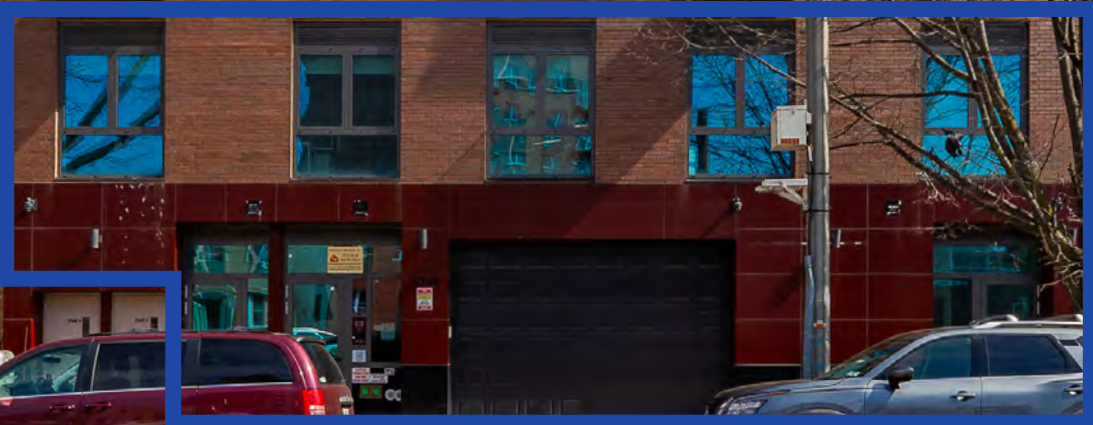
## 60TH STREET

BROOKLYN, NY 11204

### COMMERCIAL CONDO FOR SALE

**DB**  
DEEP BLUE  
LEASING

JOSEPH HARARY 917.533.1451  
JH@DeepBlueLeasing.com





## SUMMARY

We are excited to bring this new exclusive to market, to arrange the sale of the 2nd Floor and Lower-Level commercial condo units at the newly developed building, 2345 60th Street. Conveniently located at the crossroads of multiple neighborhoods, on the corner of 60th Street between Dahill Road and McDonald Avenue. The 2nd Floor hosts 2,613 SF of move-in ready, newly renovated, Class A office space, and a private rooftop area of approximately 1,500 SF. The Lower-Level has a private room with an ADA accessible bathroom, totaling 1,175 SF. Both units have two dedicated entrances from the outside. One private elevator lobby, and another entrance with a private staircase. The units come with 1 parking space, approximately 200 SF in the indoor parking garage on the ground floor. For subway commuters, the **F** train by Avenue N is approximately 400 feet away. The condo units are zoned for community-facility, obligating the tenant to have a component of services including, but not limited to philanthropy, education, health, and the like. Given this zoning, the property has an ICAP, providing a large tax-break through 2037.

- 2021 Build
- Block/Lot 06563\_1002-1003
- Units C1, C2, P1
- Floor 2, Lower Level, Parking Spot #1
- Total Gross 3,986 SF
- ICAP through 2037



### JOSEPH EDMOND HARARY

NYS Licensed Real Estate Salesperson

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## PROPERTY DESCRIPTION

LOCATION	Corner of 60th Street, between Dahill Road and McDonald Ave.
BLOCK / LOT	06563_1002-1003
LOT DIMENSIONS	60' x 63'
STORIES	7
UNITS #	C1, C2, P1
FLOOR	2 <sup>nd</sup> Floor & Lower Level
PARKING	1 <sup>st</sup> Floor Garage, Spot #1
TOTAL GROSS	3,986 SF
TOTAL REAL ESTATE TAXES	\$6,054.88 (Annual)
TOTAL COMMON CHARGES	\$24,697.56 (Annual)



## UNIT FEATURES

Newly Renovated  
Class-A Office Space  
ADA Accessible  
Zoned for Community Facility  
ICAP through 2037

## UNIT PRICING & CARRYING COSTS 2<sup>nd</sup> FLOOR, LOWER LEVEL, PARKING

Unit	Floor	GSF	Annual CAM	Annual RE Taxes	Total
C1	Lower Level	1,175	\$5,290.80	\$1,160.68	\$6,451.48
C2	2nd Floor*	2,613	\$18,864.72	\$4,138.40	\$23,003.12
P1	Parking	198	\$542.04	\$755.80	\$1,297.84
<b>Totals</b>		<b>3,986</b>	<b>\$24,697.56</b>	<b>\$6,054.88</b>	<b>\$30,752.44</b>

\*Additional 1,500 SF Rooftop on 2nd Floor

**Asking Price: Upon Request**

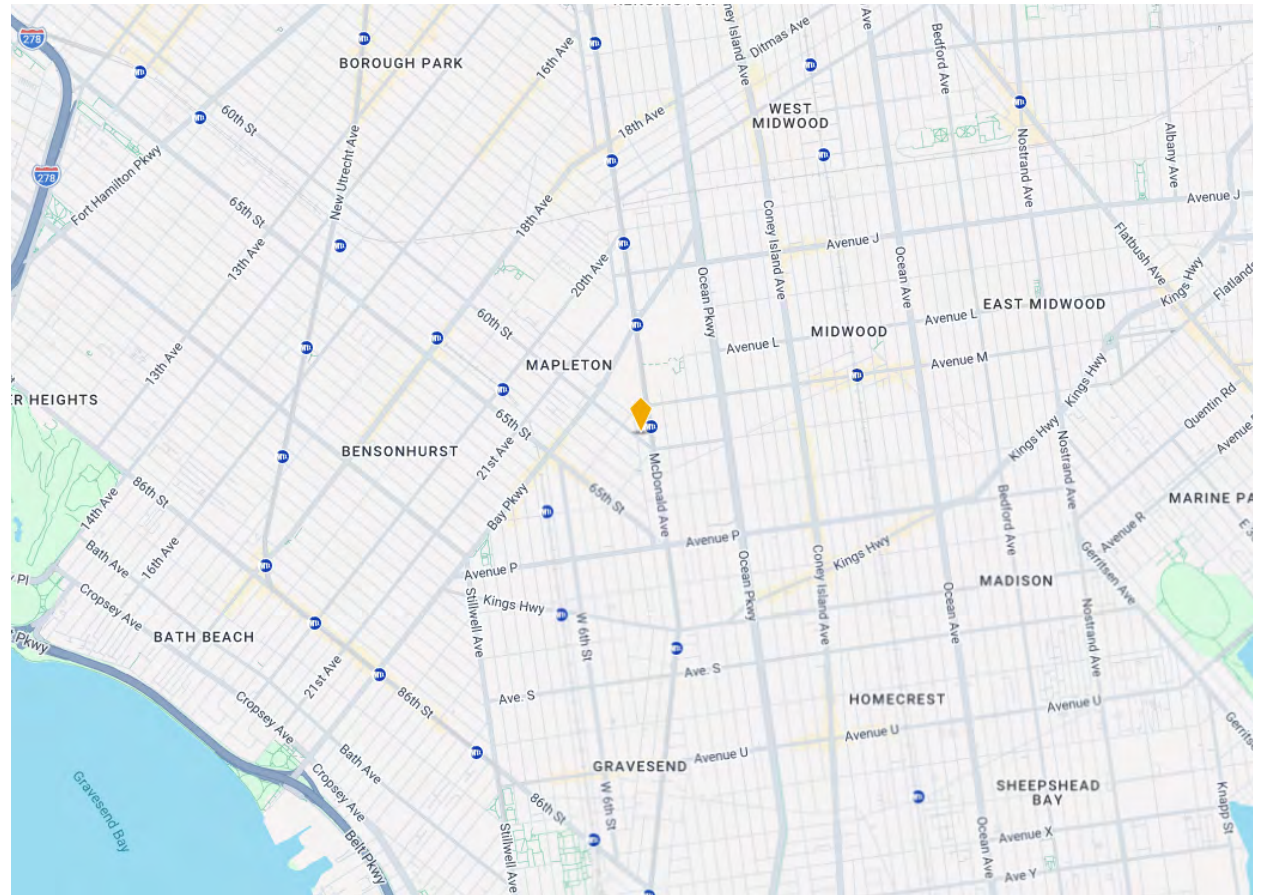




## DEMOGRAPHICS

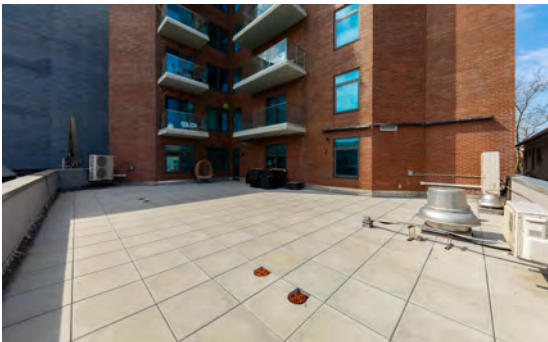
2025 Population	575,145
2025 Average Age	39
2025 Households	185,857
Median Household Income	\$69,635
Median Home Value	\$983,729

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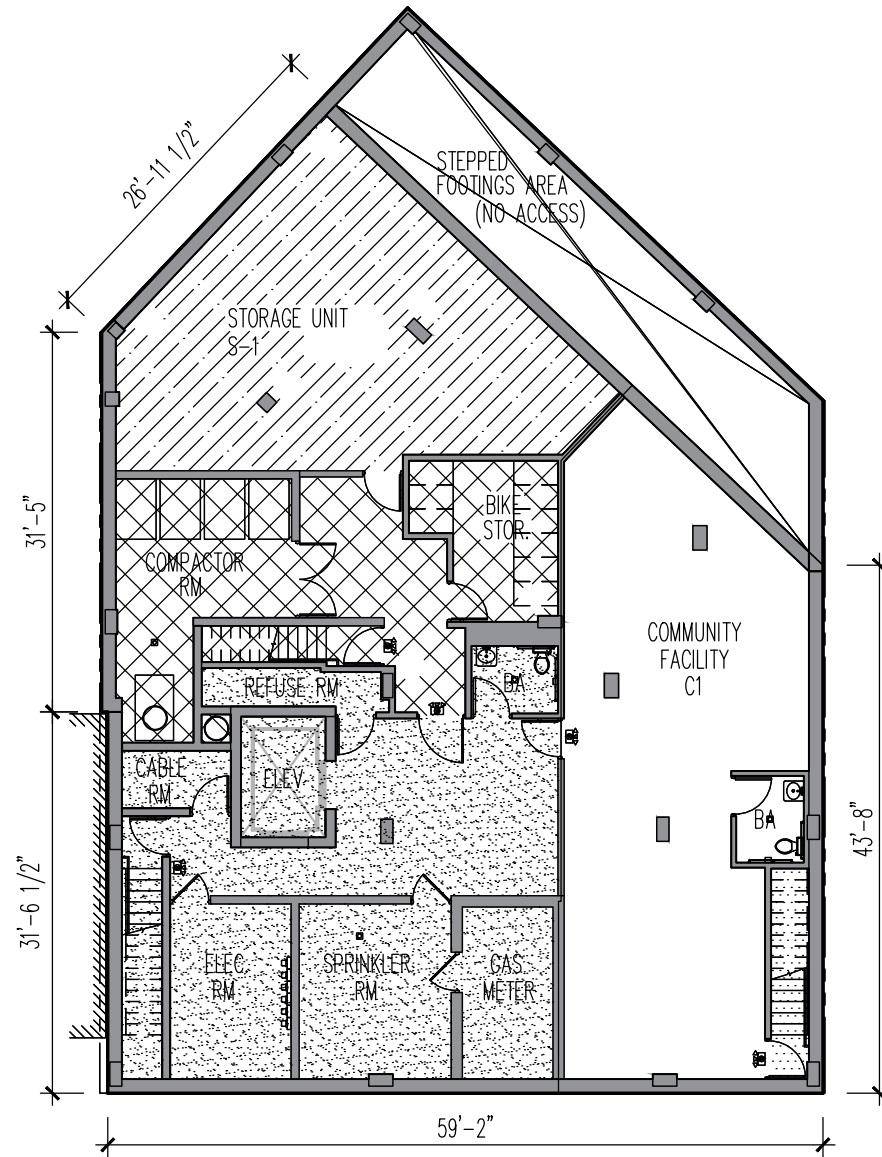
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## ROOFTOP



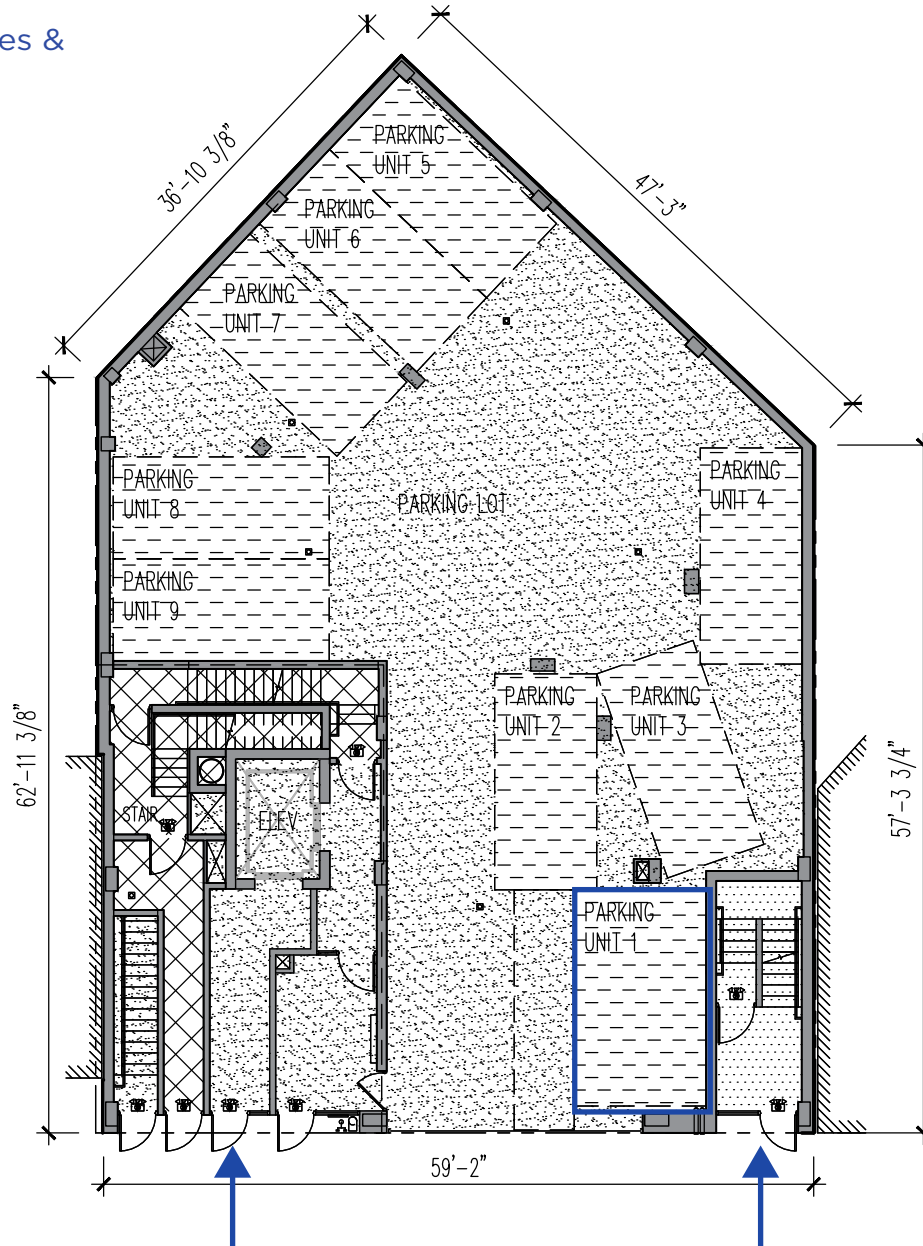


**Unit C1 Lower Level**



SPACE	AREA
COMMUNITY FACILITY - C1	1,137 S.F.
RESIDENTIAL COMMON ELEMENTS	1,525 S.F.
GENERAL COMMON ELEMENTS	516 S.F.
STORAGE UNIT - S1	750 S.F.

**Unit P1**  
 Ground Floor Entrances &  
 Parking Garage



SPACE	
PARKING UNIT 1	198 S.F.
PARKING UNIT 2	153 S.F.
PARKING UNIT 3	153 S.F.
PARKING UNIT 4	153 S.F.
PARKING UNIT 5	153 S.F.
PARKING UNIT 6	153 S.F.
PARKING UNIT 7	153 S.F.
PARKING UNIT 8	153 S.F.
PARKING UNIT 9	153 S.F.
COMMUNITY FACILITY LIMITED ELEMENTS	173 S.F.
RESIDENTIAL COMMON ELEMENTS	356 S.F.
GENERAL COMMON ELEMENTS	2,452 S.F.