

RARE USER/INVESTOR TOWNHOUSE OPPORTUNITY:

160 Prospect Park West

Park Slope – Brooklyn, NY 11215

**MASSEY
KNAKAL**

Realty Services



Address: 160 Prospect Park West, Brooklyn, NY

Location: Located on Prospect Park West between 10th and 11th Streets

Block / Lot: 1095/49

Lot Size: 19' x 93.33 sq. ft. (approx.)

Stories: 4 (plus basement)

Bldg. Dimensions: 19' x 69' sq. ft. (approx.)

Gross Square Footage: 5,040 sq. ft. (approx.)

Existing Zoning: R7A

FAR: 4.00

Lot Size: 1,773 sq. ft. (approx.)

Building Sq. Ft. 5,244 sq. ft. (approx.)

Basement Sq. Ft. 1,311 sq. ft. (approx.)

Total Sq. Ft. 6,555 sq. ft. (approx.)

Assessment ('13/'14): \$ 87,272

Taxes ('13/'14): \$ 11,503

ASKING PRICE:

\$4,250,000

PROPERTY DESCRIPTION:

The subject property is located on the west side of Prospect Park West between 10th and 11th Streets, across the street from Prospect Park. Constructed in 1900, the low-rise building is a four-story walk-up townhouse comprised of four park-facing, 2-br, den, and 1-bath units, each sized at 1,250 square feet, plus a basement level and roof access. Ideal for conversion, this building could easily become an owner's duplex with three rental apartments, a single family space, or condominiums.

Located in the heart of the Park Slope, the property is steps from both the 7th Ave and 15th Street subway stations where the F and G trains stop. Additionally, it is located in School District 15, which contains some of the most prestigious schools in all of Brooklyn, including P.S. 321. The building will be delivered vacant.



For further information, please contact Exclusive Agents:

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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 it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, 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 HEREIN.

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