



1647 8th Avenue, Brooklyn, NY 11215
Park Slope Vacant Residential Building



Asking Price: \$2,890,000

Exclusive Listing

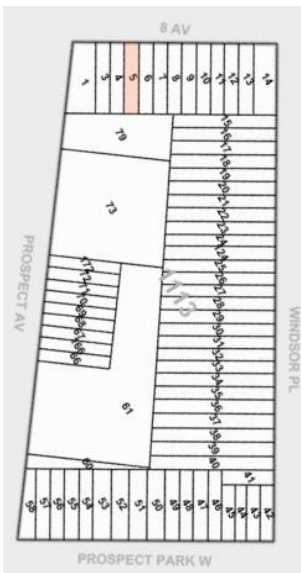
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Property Description

**1647 8th Avenue
Brooklyn, NY 11215**

A vacant 3-story 6-family residential building. First floor has 3/1BR units; the rest are 2BR units. The property is located two blocks from the 15th St – Prospect Park [F, G] train station.

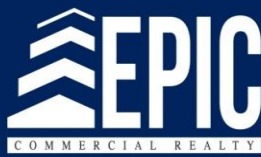
Lot Dimensions	20' X 97.87'
Lot SF	1,957 SF
Building Dimensions	20' X 82'
Building SF	4,920 SF
Max. FAR	1.35 (2.51 As Built)
Zoning	R5B
Block/Lot	1113/5
Assessment	\$86,008
Taxes (17/18)	\$11,088
Building Class	C2





Park Slope features historic buildings, top-rated restaurants, bars, and shops, as well as proximity to Prospect Park, the Brooklyn Academy of Music, the Brooklyn Botanic Garden, the Brooklyn Museum, the Brooklyn Conservatory of Music, and the Central Library as well as the Park Slope branch of the Brooklyn Public Library system.

Park Slope is considered one of New York City's most desirable neighborhoods. In 2010, it was ranked number 1 in New York by *New York Magazine*, citing its quality public schools, dining, nightlife, shopping, access to public transit, green space, safety, and creative capital, among other aspects. It was named one of the "Greatest Neighborhoods in America" by the American Planning Association in 2007, "for its architectural and historical features and its diverse mix of residents and businesses, all of which are supported and preserved by its active and involved citizenry." In December 2006, *Natural Home* magazine named Park Slope one of America's ten best neighborhoods based on criteria including parks, green spaces and neighborhood gathering spaces; farmers' markets and community gardens; public transportation and locally owned businesses; and environmental and social policy. Park Slope is part of Brooklyn Community Board 6.



EPIC Commercial Realty prides itself on providing quality and excellence to all our clients, specializing in investment sales in the bustling New York metropolitan area. We provide the highest level of professionalism, comprehensive and innovative real estate solutions to investors, property owners, and corporations to ensure optimum, fast, and smooth transactions.

Based in Soho, NY our clients include storefront owners, retail chains, institutional landlords and real estate developers. EPIC is dedicated to continuously developing dynamic relationships resulting in increased capital beyond the expectation of our clients. Through such principles as integrity and hard work, we strive to develop into an esteemed commercial investment resource for property owners, investors, and corporations worldwide. The measure of our successes is determined by the quality of business relationships we forge. A multi-tier approach allows every aspect of our service to manage transactions for each client with specialized attention to maintaining our focus on timing and the market place.

Collectively, EPIC professionals bring nearly 70 years of commercial real estate experience to your portfolio. Not surprisingly, such teamwork produces results beyond expectations as we consistently deliver full consultation services based on detailed research and evaluation. Our talented and accomplished professionals perform well beyond the industry standard for commercial real estate firms, producing with distinction and providing expert brokerage services.

EPIC continues to expand and share it's expertise of commercial real estate investments with valued customers throughout the Greater New York Metropolitan Area.



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