

596 PROSPECT PLACE

Crown Heights, Brooklyn, NY 11238



FOR SALE | 3-Story Community Facility Office Building | 22,405 SF

VACANT

OWNER-USER POTENTIAL

15 PARKING SPACES

STEPS TO SUBWAY



BUILDING FEATURES

Location	South side of Prospect Place between Franklin and Classon Avenues, block-through to Park Place with additional access and frontage on Franklin Avenue.	
Block & Lot	1163 / 62	
Lot SF	20,706	Approx.
Building Size	42.5' x 242'	Approx. Irreg.
Stories	3	
Building SF	22,405	Approx.
	<i>First Floor 8,362</i>	
	<i>Second Floor 7,525</i>	
	<i>Third Floor 6,014</i>	
Usable SF	21,901	Approx.
Year Building Built	1999	
On-Site Parking Spaces	15	
*Taxes ('21/'22)	\$29,985	Tax Class 4

**Property is currently exempt from RE taxes due to nursing facility building class.*

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 596 Prospect Place, a three-story community center building in the Crown Heights neighborhood of Brooklyn.

ASKING PRICE
\$9,500,000 (\$400 per SF)



- 22,405 SF ADA building across three stories with two elevators, on-site parking for 15 vehicles and a large interior yard.
- Certificate of occupancy allows for community facility use making this a great opportunity for religious, education and medical uses.
- Offers multiple frontages on Prospect Place, Franklin Avenue and Park Place.
- Steps away from **S** Park Place station, the **2 3 4 5** Franklin Avenue station is also within 4 blocks from property, providing access to Downtown Brooklyn and Manhattan within 15-20 minutes.
- Located on a premier retail corridor with local attractions, including Prospect Park, Brooklyn Public Library, Prospect Park Zoo, and the Brooklyn Botanical Gardens.

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EXTERIOR PHOTOS



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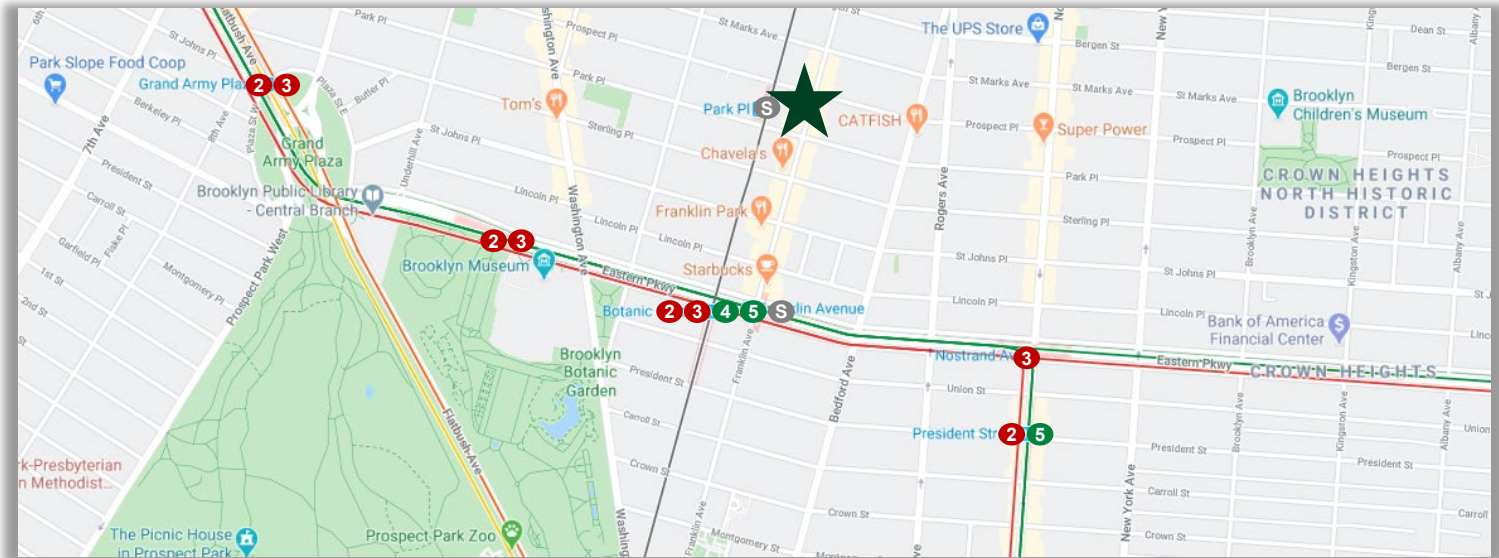
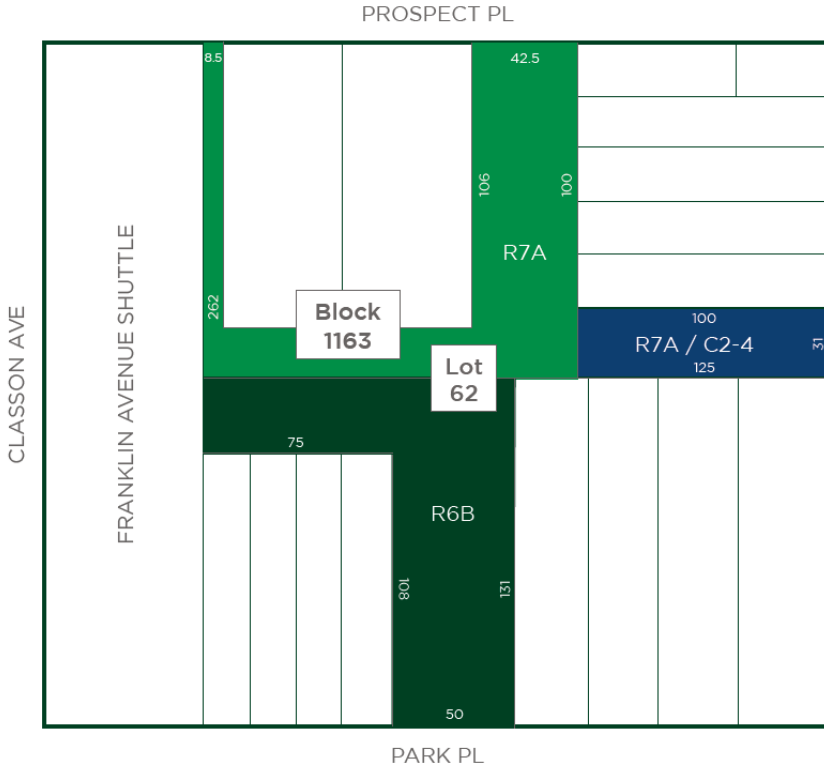
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TAX MAP & NEIGHBORHOOD MAP



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