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Exclusive Listing for Sale!

Elevator Multi-Family Building in Midwood

EPIC Commercial Realty has been retained on an exclusive basis to broker the sale of 2151-2155 Ocean Avenue, an elevator multi-family building in Midwood/Madison, Brooklyn.

2151-2155 Ocean Avenue is two newly constructed multi-family buildings sitting on the same lot. It consists of 24 apartments, 2 medical offices, 10 parking spots and a laundry unit. 2155 Ocean Avenue is a condo building. Property has 421A tax abatement for each lot that expires in June 2027. There is a \$5.9 million loan with Investors Bank at 3.5% with maturity in July 2023 and a 5-year option. The property is ideally located four blocks from the Kings Highway [B, Q] train station. All rents have upside potential; the property is brand new and maintenance free.

Play: Income-producing residential building

Built size: 31,080 square feet (estimated)

Apartments: 24

Offices: 2

Parking: 10

Midwood/Madison is a small neighborhood with a suburban feel, bounded by commercial thoroughfares. With large, grassy yards featuring dense trees, sculpted hedges and even topiary, its terrace homes, coupled with their Spanish-tile roofs and stucco exteriors, are truly grand-style residential properties. The neighborhood also includes plenty of less expensive detached single-family homes, most with large floor plates and spacious units. Multi-family properties are mostly scattered along Ocean Avenue and Nostrand Avenue. Stores, church, school and restaurants are within walking distances in the area. The nearest subway station is the [B, Q] trains. Marine Park is just steps away.

2151-2155 Ocean Avenue is being listed at **\$12,750,000** by EPIC Commercial Realty Senior Associate Broker, **Shay Zach**.



2151-2155 Ocean Ave



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About EPIC Commercial Realty

EPIC Commercial Realty is a full-service commercial investment brokerage firm that provides comprehensive and innovative real estate solutions to investors, property owners, and corporations worldwide. EPIC Commercial Realty 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.