



Marcus & Millichap
THE PETERS TEAM

THE LAWRENCE

— 50 LUXURY APARTMENTS —
BROOKLYN | NEW YORK



THE LAWRENCE

BROOKLYN, NEW YORK

520 Parkside Avenue & 111 Clarkson Avenue

Multifamily | 50 Luxury Apartments

421A Tax Abatement | Expiring 2034

Constructed in 2019

56,650 Gross Square Feet

12,132 Square Foot Lot



PROPERTY DESCRIPTION | **THE LAWRENCE**

Click For Property Website ———→



City/State/Zip	Brooklyn, NY 11226
Neighborhood	Prospect - Lefferts Gardens
Block Lot	05056 0012, 0097
Tax Class	2
Frontage	50.04' on Clarkson Ave 50' on Parkside Ave
Building Dimensions	50 ft x 77 ft on Clarkson 50 ft x 83 ft on Parkside
Lot SF	12,132 (50' x 255.12')
Zoning	R6
Gross Square Feet	56,650 SF
Stories	7 & 8
Private Parking	20 Spaces
421A Tax Abatement	9+ Years Remaining (15)
Annual Abated Tax Bill	\$2,912
Transportation	2, 5, S, B & Q

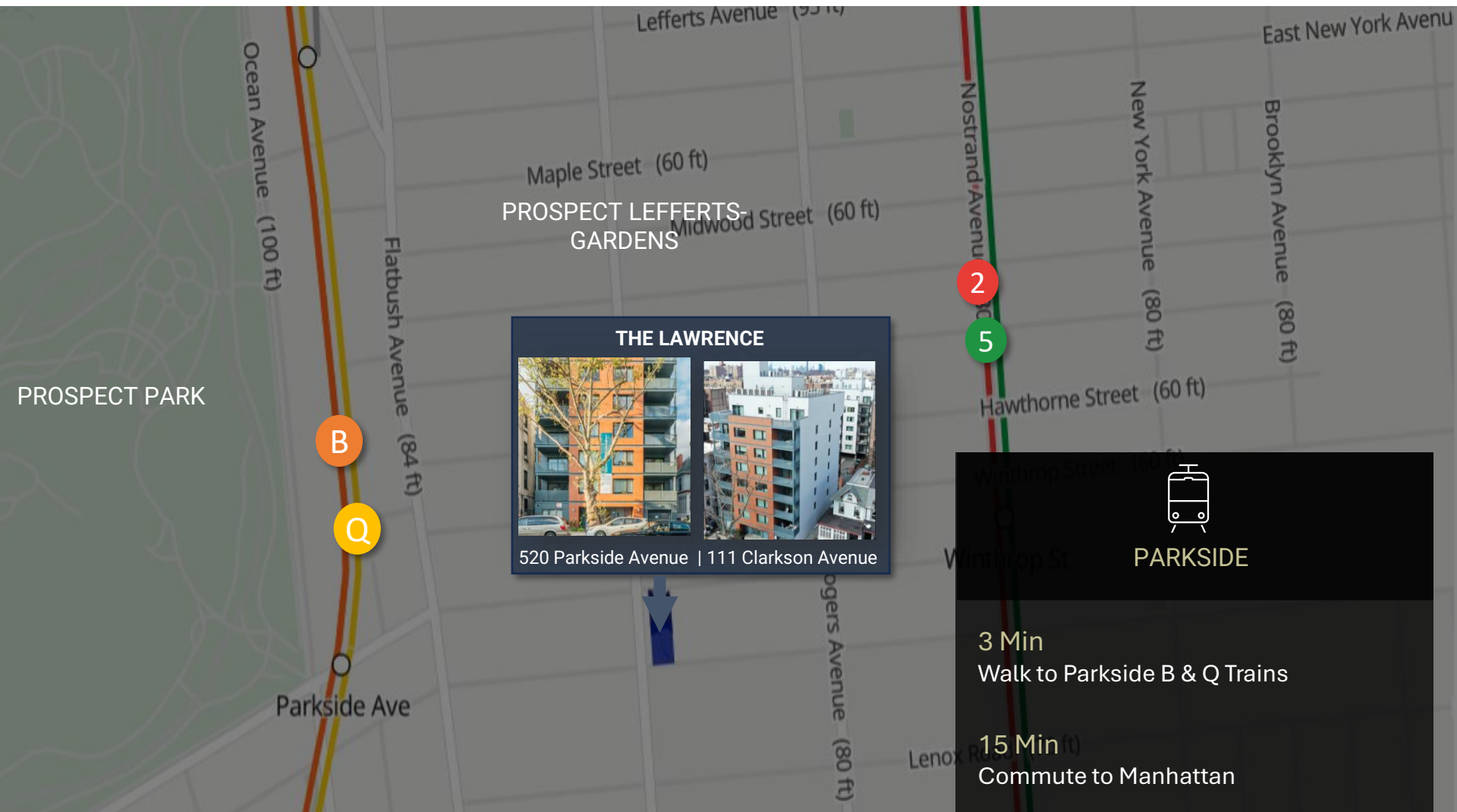


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OFFERING PRICE: \$25,995,000



UNITS



CURRENT CAP



YEAR 1 CAP



CURRENT GRM



YEAR 1 GRM

Property Overview

Property Address	520 Parkside Ave
City & Zip	Brooklyn, NY 11226
Block / Lot	05056 - 0012
Lot Dimensions	50 x 127.56
Number of Units	22
Number of Stories	7
Year Built	2018
Building Gross (SF)	27,141
Total Lot Size (SF)	6,379
Zoning	R6

Property Overview

Property Address	111 Clarkson Ave
City & Zip	Brooklyn, NY 11226
Block / Lot	05056 - 0097
Lot Dimensions	50.04 x 115
Number of Units	28
Number of Stories	8
Year Built	2018
Building Gross (SF)	29,509
Total Lot Size (SF)	5,753
Zoning	R6



STUDIO



1-BEDROOM



2-BEDROOM



3-BEDROOM

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