

TRI STATE COMMERCIAL®

**FOR SALE**

2,416 SF THREE FAMILY BRICK HOUSE IN SOUTH SLOPE

# 255 20th Street

Brooklyn, NY 11215

Between 5th Avenue & 6th Avenue

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**\$1,749,000**  
OFFERED AT

**TSC.**

## PROPERTY SUMMARY

### EXECUTIVE SUMMARY

255 20th Street offers a solid multi-family investment opportunity in the desirable South Slope neighborhood of Brooklyn. This three-family brick residence spans approximately 2,416 square feet, situated on a 20 by 100 foot lot with a 20 by 40 foot building footprint. Fully occupied and generating stable income, the property features three residential units with multiple long-standing tenants in place. Delivered as is, the building provides steady cash flow and strong appeal for both end-users and investors seeking a dependable asset in a well-established, high-demand community.

### LOCATION OVERVIEW

Ideally positioned on 20th Street between 5th and 6th Avenues, 255 20th Street sits in the highly sought-after South Slope section of Brooklyn, a neighborhood known for its tree-lined blocks, brownstone character, and strong residential demand. The property is surrounded by a vibrant mix of local amenities, including cafés, restaurants, boutique shops, and everyday conveniences along nearby 5th Avenue. With close proximity to the Prospect Avenue and 25th Street subway stations, the location offers excellent transit access, connecting residents to Manhattan and greater Brooklyn with ease.

|                         |                                     |
|-------------------------|-------------------------------------|
| Address                 | 255 20th Street, Brooklyn, NY 11215 |
| Location                | Between 5th Avenue & 6th Avenue     |
| Block/Lot               | 885 / 71                            |
| Zoning                  | R6B                                 |
| Lot Dimensions          | 20 FT x 100 FT                      |
| Lot Size                | 2,000 SF                            |
| Building Dimensions     | 20 FT x 40 FT                       |
| Building Size           | 2,416 SF                            |
| Total Residential Units | 3                                   |
| Occupancy Rate          | 100%                                |
| Tenancy                 | Multiple                            |
| Air Rights Included     | 1,582 SF                            |
| Tax Class               | 1                                   |



**\$1,749,000**

Offered At

**2,416 SF**

Building Size

**1,582 SF**

Air Rights Included

**3**

Residential Units

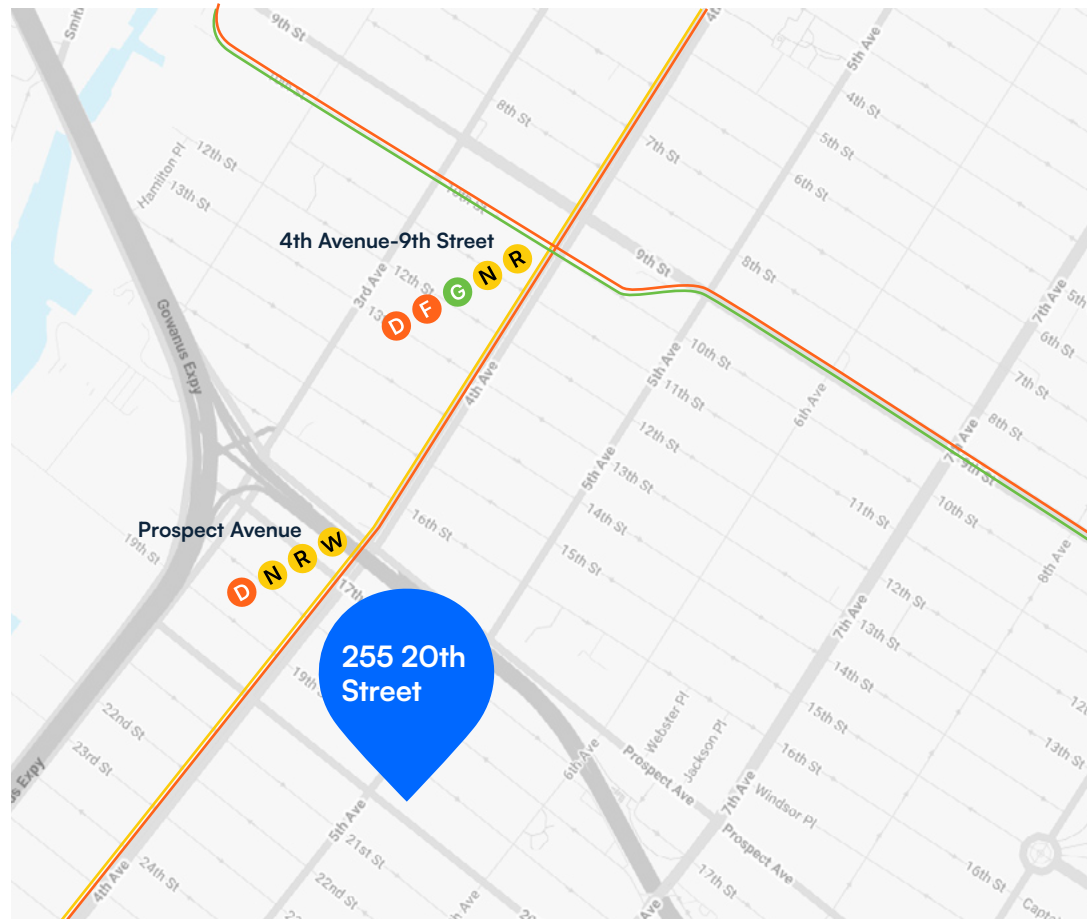
## TRANSPORTATION AND TAX MAP

### NEAREST TRANSIT

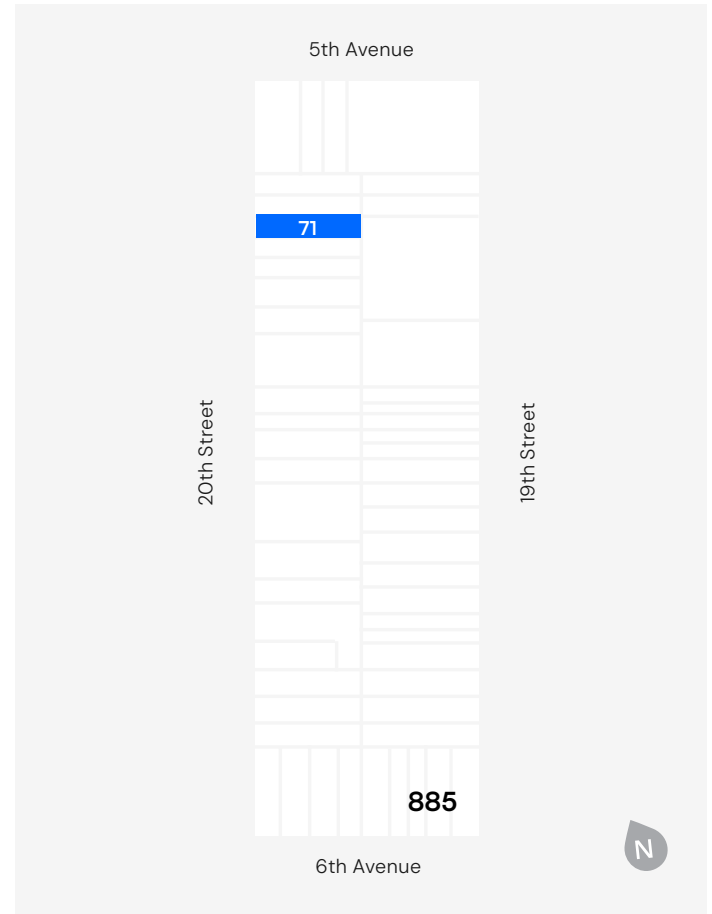
**D N R W** Trains at Prospect Avenue

**D F G N R** Trains at 4th Avenue-9th Street

**B63 B67 B69 B37 X38 X28 B12 X27** Bus Lines



### TAX MAP



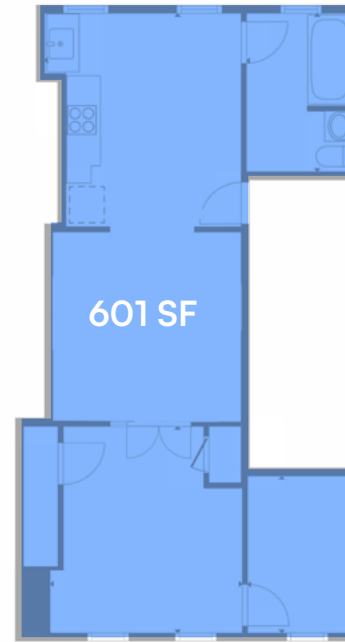
## FLOOR PLANS



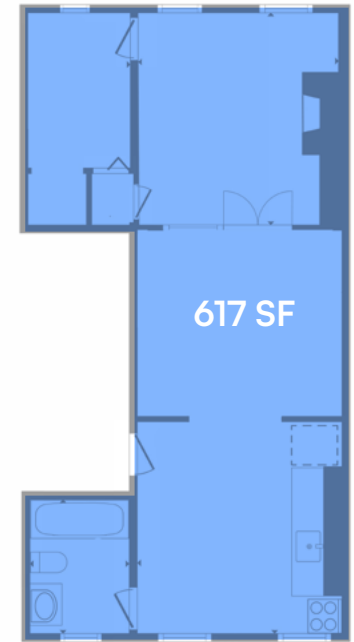
**BASEMENT**



**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**

All square footages are approximate

## PROPERTY PHOTOS



## INCOME STATEMENT SUMMARY

### CURRENT RENT ROLL BREAKDOWN

| UNIT                                | LEASE TERM   |            | ACTUAL BASE RENT |                 |             | PROJECTED BASE RENT |                  |             |
|-------------------------------------|--------------|------------|------------------|-----------------|-------------|---------------------|------------------|-------------|
|                                     | SF           | TO DATE    | PER MONTH        | PER YEAR        | PER SF      | PER MONTH           | PER YEAR         | PER SF      |
| 1ST FLOOR: 2 BEDROOM APT + BASEMENT | 805          | No Lease   | \$3,175          | \$38,100        | \$47        | \$4,800             | \$57,600         | \$72        |
| 2ND FLOOR: 2 BEDROOM APT            | 805          | No Lease   | \$2,050          | \$24,600        | \$31        | \$3,200             | \$38,400         | \$48        |
| 3RD FLOOR: 2 BEDROOM APT            | 805          | 05/21/2027 | \$2,490          | \$29,880        | \$37        | \$3,100             | \$37,200         | \$46        |
| <b>TOTALS</b>                       | <b>2,415</b> |            | <b>\$7,715</b>   | <b>\$92,580</b> | <b>\$38</b> | <b>\$11,100</b>     | <b>\$133,200</b> | <b>\$55</b> |

### ACTUAL REVENUES

|                       |                 |
|-----------------------|-----------------|
| Actual Base Rent      | \$92,580        |
| Misc Property Income  | -               |
| <b>TOTAL REVENUES</b> | <b>\$92,580</b> |

### PROJECTED REVENUES

|                                 |                  |
|---------------------------------|------------------|
| Projected Base Rent             | \$133,200        |
| <b>TOTAL PROJECTED REVENUES</b> | <b>\$133,200</b> |

### OPERATING EXPENSES

|                                       |                 |
|---------------------------------------|-----------------|
| Real Estate Tax                       | \$6,100         |
| Repairs and Maintenance               | \$1,100         |
| Insurance                             | \$3,000         |
| Gas                                   | \$2,400         |
| Water                                 | \$1,500         |
| <b>TOTAL EXPENSES</b>                 | <b>14,100</b>   |
| <b>NET PROJECTED OPERATING INCOME</b> | <b>\$79,580</b> |

**\$1,749,000**

Offered At

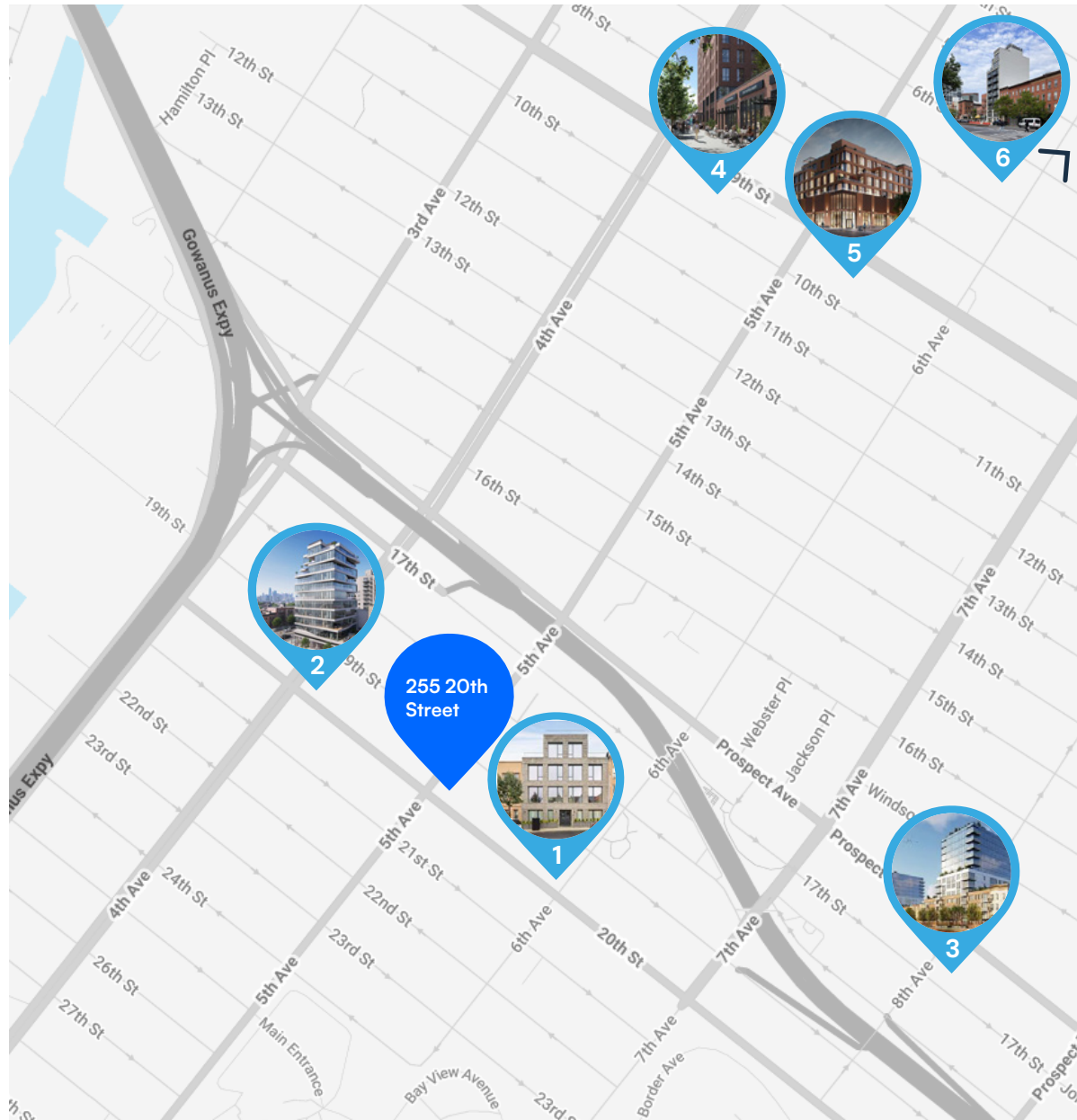
**\$119,100**

Projected NOI

**6.81%**

Projected CAP Rate

## RECENT DEVELOPMENTS IN THE AREA



- 1. 30-Unit Modern Condo Building – 265 20th Street** A boutique, 5-story condominium development. Represents the local trend toward infill housing and replacement of older properties with higher-density residential space.
- 2. Lumina Brooklyn – Boutique residential development** 26-unit luxury residential building targeted at premium buyers. While smaller and more localized, projects like Lumina reflect ongoing reinvestment and upscale residential renovation pressure in Greenwood Heights / South Park Slope.
- 3. City Council approves Arrow Linen rezoning for new housing** at 441 & 467 Prospect Avenue in Park Slope/Windsor Terrace was officially approved by the NYC Council earlier in 2025. This project is one of the most significant housing developments near you and will reshape a large block of Prospect Avenue just a short walk from 20th St.
- 4. 341 10th St – Mixed-Use & Affordable Housing** A large new project in Park Slope at 341 10th St received approvals and released renderings. This is a significant near neighborhood development, only ~10 blocks from your address, advancing both housing supply and community space.
- 5. The Slope on Fifth – 445 5th Avenue** A six-story mixed-use residential and commercial project. It adds modern housing and retail space at a busy transit intersection (F/G/N/R trains nearby) directly influencing foot traffic and local commerce close to your address.
- 6. 100+-Unit Mid-Rise Residential Building – 65 4th Avenue** Construction has wrapped up on 65 4th Avenue, a 10-story residential building in Park Slope. Adds moderate-density housing and enhances the built environment along Fourth Avenue, a key corridor near Park Slope.



## ADVISORS BEFORE BROKERS

### LOCATION OVERVIEW

#### SOUTH SLOPE

Rich in artistic energy and neighborhood charm, the South Slope area offers a welcoming blend of residential calm and creative local culture. Fifth and Seventh Avenues act as vibrant commercial corridors, filled with cozy cafés, independent boutiques, family-run restaurants, and everyday essentials that cater to longtime residents and newcomers alike. Tree-lined streets, historic brownstones, and a steadily growing small-business scene contribute to a warm, community-focused atmosphere. With close proximity to the Prospect Avenue and 25th Street subway stations, the neighborhood enjoys excellent accessibility while maintaining its intimate, close-knit feel. Long appreciated for its balance of convenience and character, South Slope / Greenwood Heights attracts families, artists, and professionals seeking connection, comfort, and a lively yet relaxed Brooklyn lifestyle.

#### POINTS OF INTEREST

- Greenwood Cemetery
- Prospect Park
- South Slope Dining & Boutique District
- Old Stone House in Washington Park

#### DEMOGRAPHICS

*Within a one-mile radius of the property*

**27,674**

Total Households

**70,191**

People

**\$182,217**

Avg Household Income

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