

*Incredible Value Add Opportunity
Brooklyn, New York
2590 Ocean Avenue*

**New Vacant 8 Story Condominium Building
Buy Entirety and Re-Sell Individual Units**

12 Residential Condo Units
First Floor Commercial Space
9 Indoor Parking Spaces

Purchase for \$9,200,000 Potential Sell-out \$15,000,000

**Located in
Sheepshead Bay**

BUILDING SIZE

GROSS: 30,100 sf / NET: 21,378 sf

COMPARABLE SALES

Residential

21,378+/-sf @ \$595 sf = \$12,719,910

Commercial Space

3,500+/-sf @ \$750 sf = 2,250,000

Total Condo Sellout \$14,969,910

- 10 Two Bedroom, 2 Bath Units
(1,250 +/- sf)
- 2 Penthouse Units
4 Bedroom, 4 Baths
(2,400 +/- sf)
- Commercial Space 3,500 +/- sf
1st Floor – Street Level
Separate Entrance
- 9 Indoor Parking Spaces



Joe Shallow

Vice President

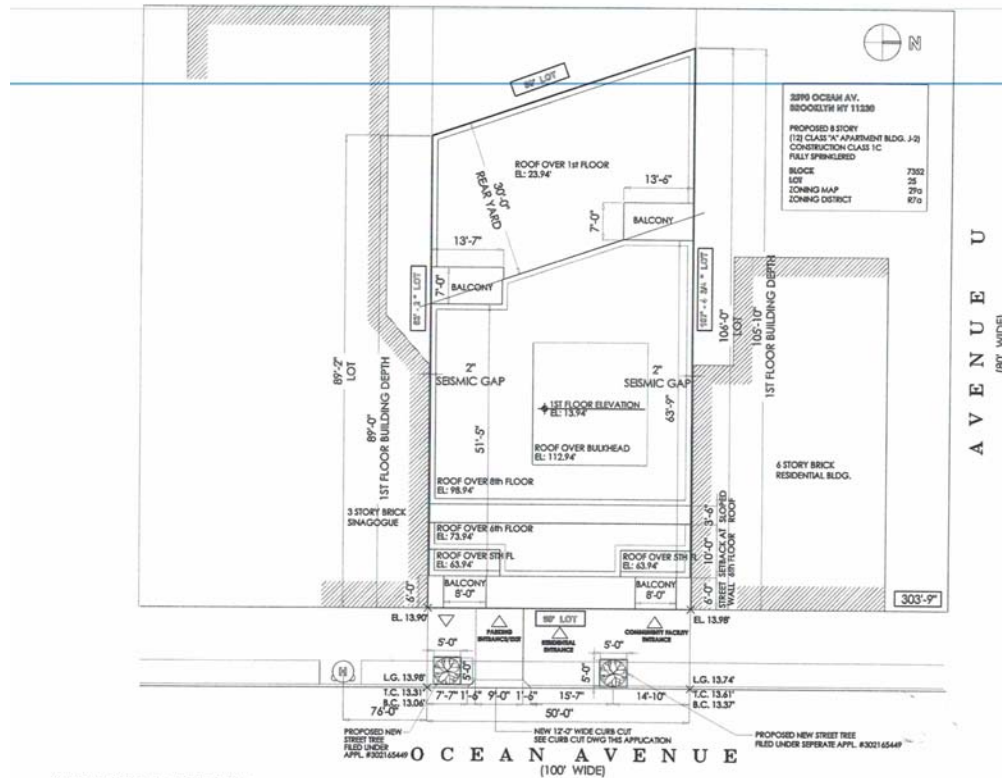
JShallow@PrestigeGroup.com

610-701-1133 Cell / 800-866-5876 X123 Office

www.PrestigeGroup.com

2590 OCEAN AVENUE CONDOMINIUMS FLOOR PLANS

SITE 1 LOT AREA



AVERAGE CURB LEVEL CALCULATIONS
ELEVATIONS REFER TO DATUM USED BY THE TOPOGRAPHICAL BUREAU, BOROUGH OF MANHATTAN, WHICH IS 2.75 FEET ABOVE THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (UNITED STATES COAST AND GEODETIC SURVEY DATUM)
MEAN SEA LEVEL, SANDY HOOK NEW JERSEY
HEIGHT AND SETBACK AVERAGE CURB LEVEL
 $13.31 + 13.61/2 = 13.46'$
 $ACL = 13.46' = 0.0$

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CONDOMINIUMS :
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AVENUE, BROOKLYN NEW YORK



KEY PLAN :



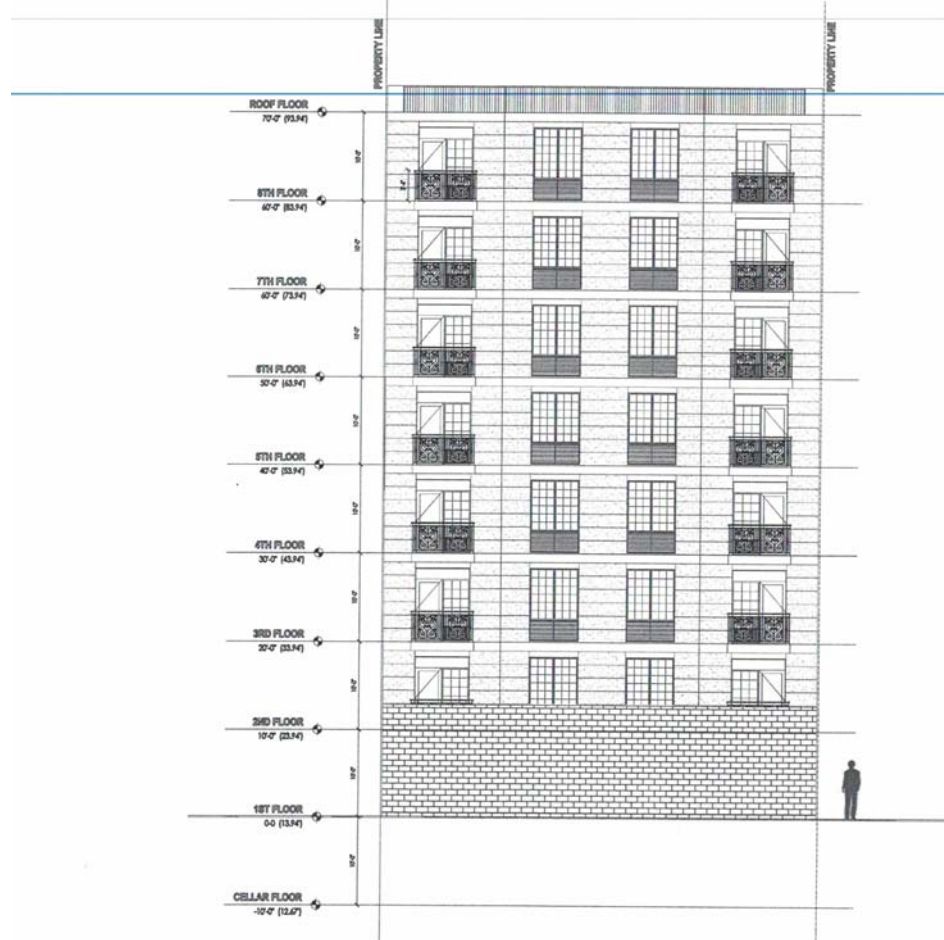
OVERALL AREA SQ.FT:
LOT AREA = 4879 sq. ft

ALL DIMENSIONS ARE APPROXIMATE
AND SUBJECT TO CONSTRUCTION
VARIANCES.
DIMENSIONS ARE MAXIMUM OVERALL
AND SUBTRACT CUT OUTS.
PLANS AND DIMENSIONS MAY CONTAIN
MINOR VARIATIONS FROM FLOOR
TO FLOOR.

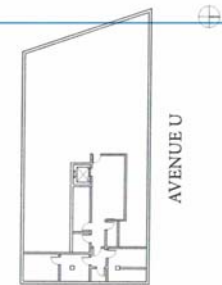
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ARCHITECT P.C.

2590 OCEAN AVENUE CONDOMINIUMS FLOOR PLANS

EXTERIOR 2 BACK ELEVATION



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CONDOMINIUMS :
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KEY PLAN :



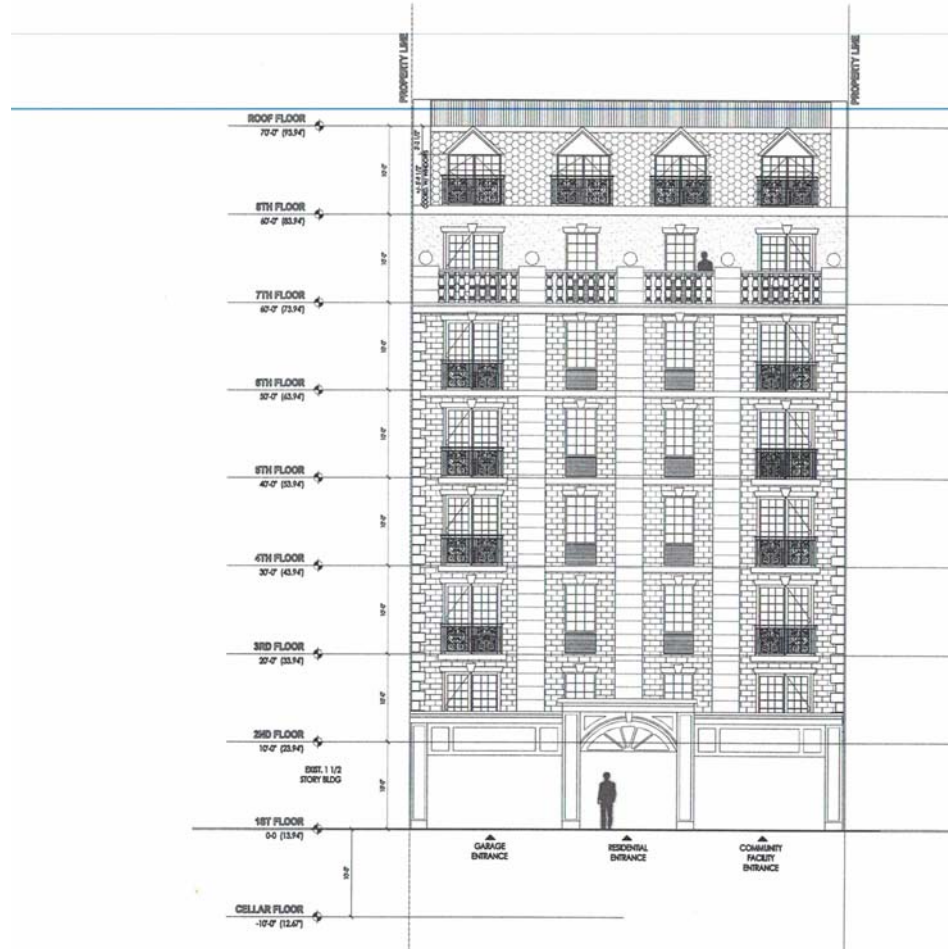
OVERALL AREA SQ.FT:
BACK ELEVATION = 3973 sq. ft

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2590 OCEAN AVENUE CONDOMINIUMS FLOOR PLANS

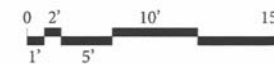
EXTERIOR 1 FRONT ELEVATION



2590 OCEAN AVENUE
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KEY PLAN :



OVERALL AREA SQ.FT:
FRONT ELEVATION = 3973 sq. ft

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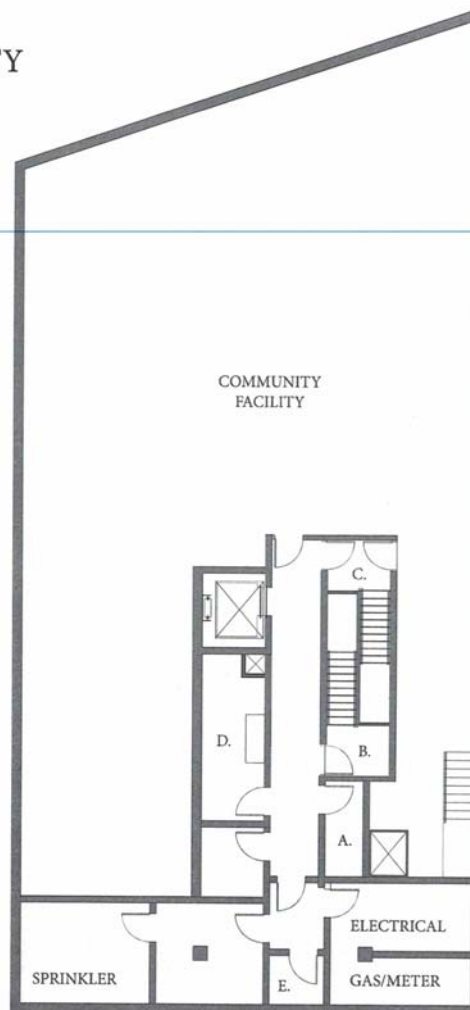
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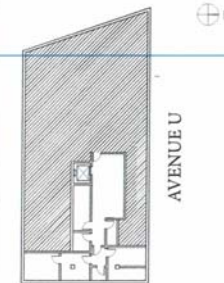
PLAN 1 COMMUNITY FACILITY

KEY

- A. JANITOR'S CLOSET
- B. STAIR #1
- C. STAIR #2
- D. COMPACTOR ROOM
- E. TEL / CABLE



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KEY PLAN : BASEMENT

0' 2' 10' 15'
1' 5'

SHARED AREA SQ.FT:
COMMUNITY FACILITY= 3255 sq. ft

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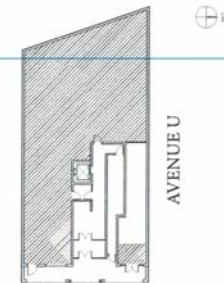
PLAN 2 COMMUNITY FACILITY PARKING

KEY

- A. COMMUNITY FACILITY
- B. STAIR #1
- C. STAIR #2
- D. SERVICE HALL



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KEY PLAN : 1ST FLOOR

0 2' 10' 15'
1' 5'

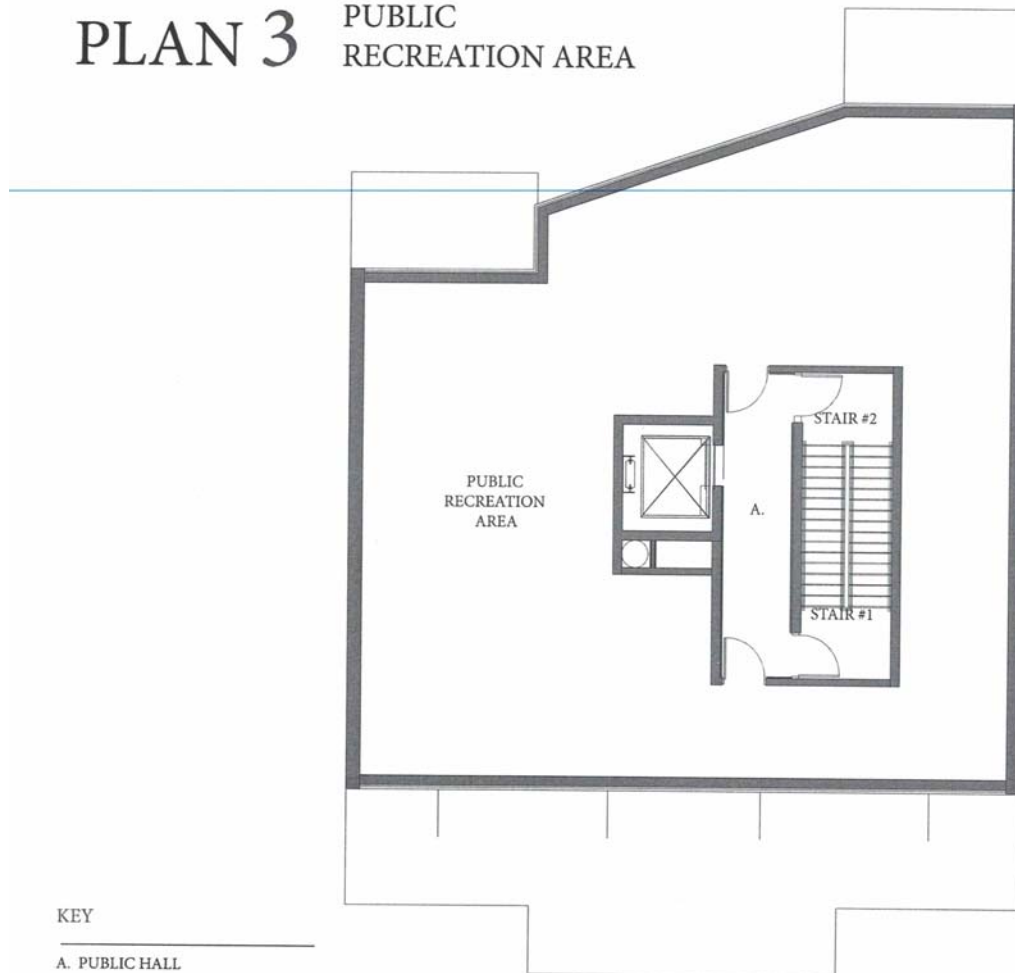
SHARED AREA SQ.FT:
PARKING AREA = 2968 sq. ft
COMMUNITY FACILITY = 84 sq. ft

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PLAN 3 PUBLIC RECREATION AREA



KEY
A. PUBLIC HALL

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KEY PLAN : ROOF

0 2' 10' 15'
1" 5'

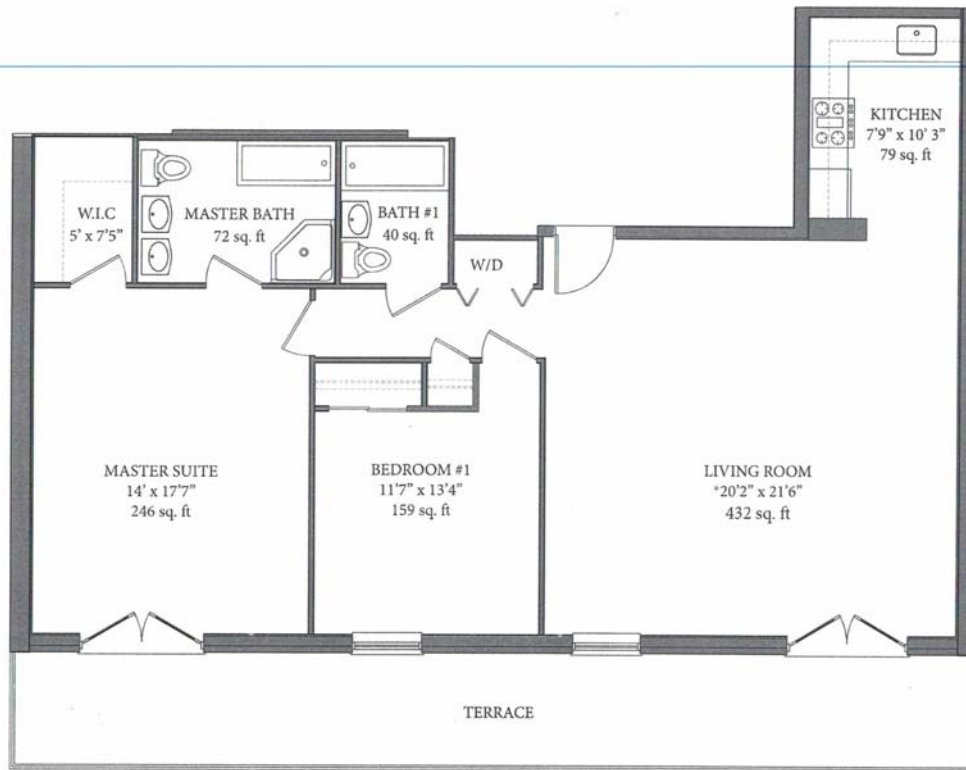
SHARED AREA SQ.FT:
PUBLIC RECREATION= 1628 sq. ft

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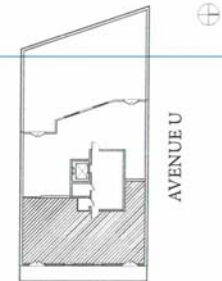
2590 OCEAN AVENUE CONDOMINIUMS FLOOR PLANS

UNIT A TWO BEDROOM

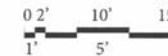


(*) ASTERISK DENOTES IRREGULAR DIMENSIONS

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KEY PLAN : 2ND FLOOR



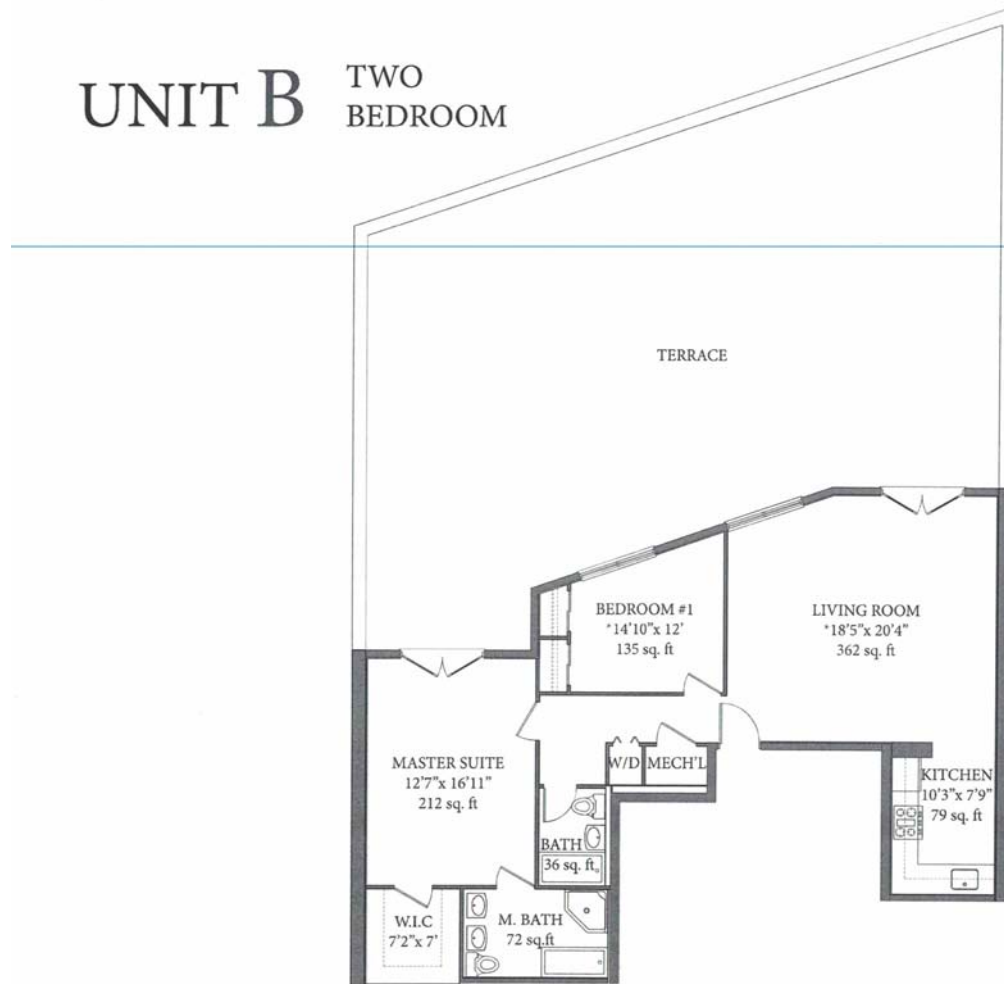
CONDOMINIUM SQ.FT:
AREA = 1293 sq. ft
TERRACE = 298 sq. ft

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2590 OCEAN AVENUE CONDOMINIUMS FLOOR PLANS

UNIT B TWO BEDROOM



(*) ASTERISK DENOTES IRREGULAR DIMENSIONS

2590 OCEAN AVENUE
CONDOMINIUMS :
2590 OCEAN
AVENUE, BROOKLYN NEW YORK



KEY PLAN : 2ND FLOOR

0 2' 10' 15'
1' 5'

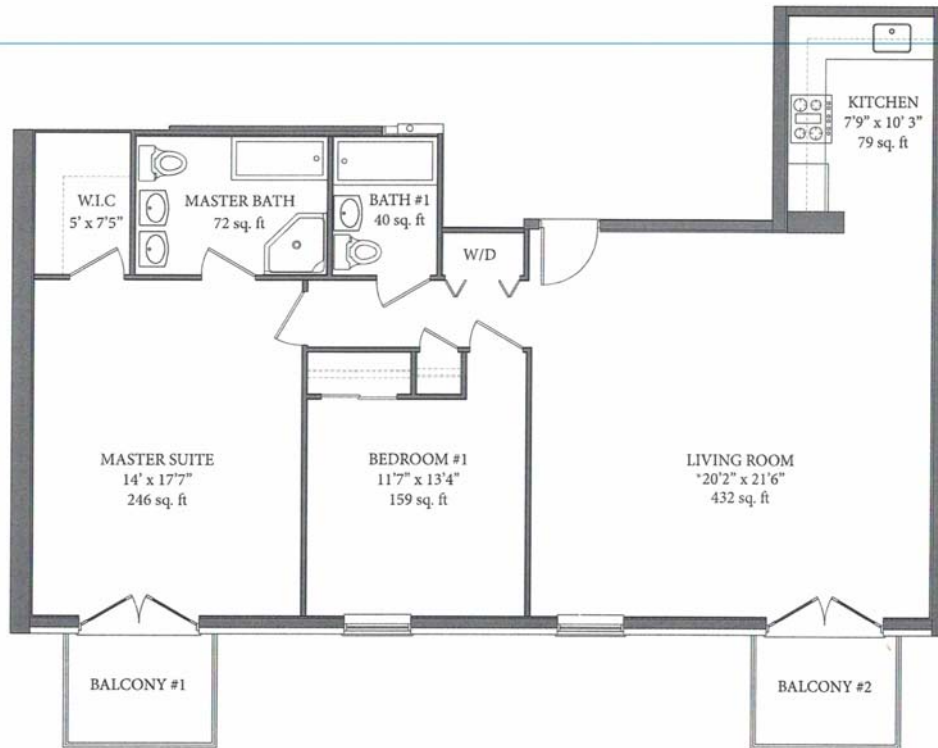
CONDOMINIUM SQ.FT:
AREA = 1213 sq. ft
TERRACE = 1626 sq. ft

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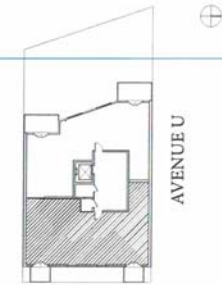
2590 OCEAN AVENUE CONDOMINIUMS FLOORS 3-5 (FRONT)

UNIT C TWO BEDROOM



(*) ASTERISK DENOTES IRREGULAR DIMENSIONS

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CONDOMINIUMS :
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KEY PLAN : 3RD FLOOR - 5TH FLOOR

0 2' 10' 15'
1' 5'

CONDOMINIUM SQ.FT:

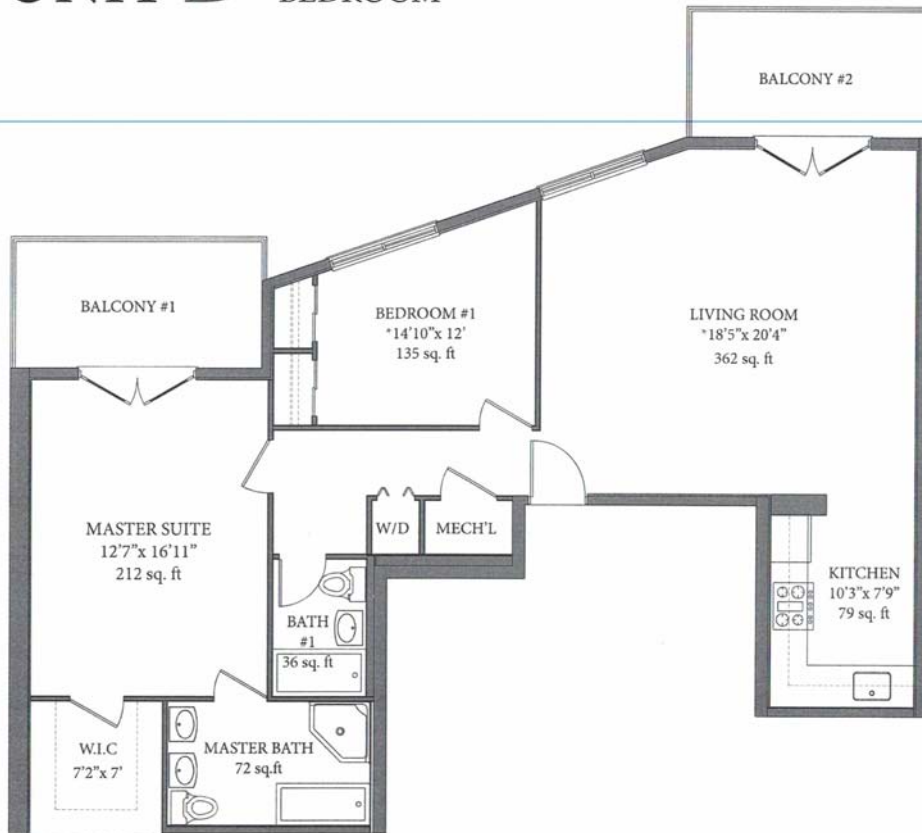
AREA = 1294 sq. ft
BALCONY #1 = 48 sq. ft
BALCONY #2 = 48 sq. ft
TOTAL L.C.E = 96 sq. ft

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2590 OCEAN AVENUE CONDOMINIUMS FLOORS 3-5 (BACK)

UNIT D TWO BEDROOM



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CONDOMINIUMS :
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KEY PLAN : 3RD FLOOR - 5TH FLOOR



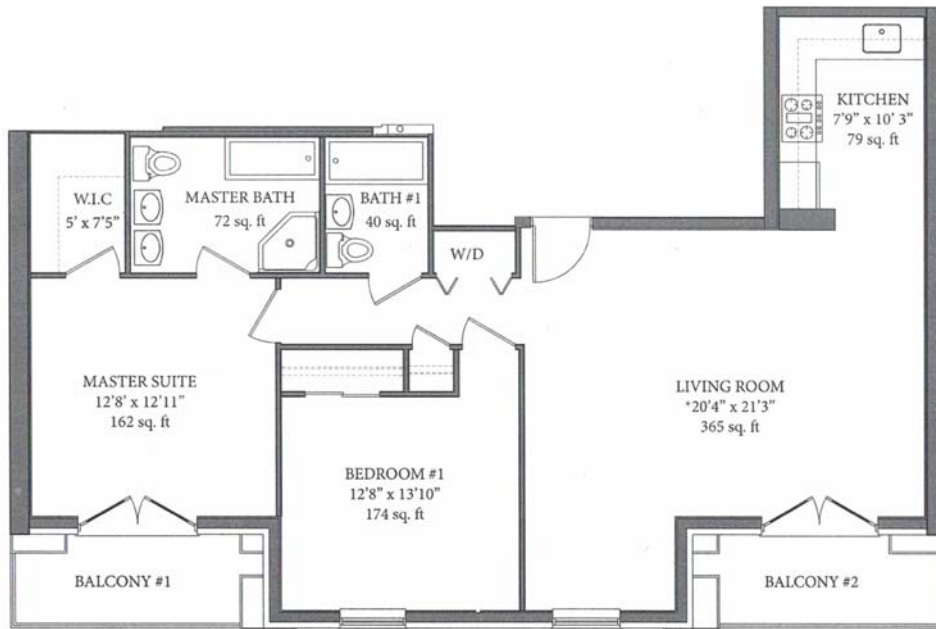
CONDOMINIUM SQ.FT:
AREA = 1213 sq. ft
BALCONY #1 = 94 sq. ft
BALCONY #2 = 95 sq. ft
TOTAL L.C.E = 189 sq. ft

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2590 OCEAN AVENUE CONDOMINIUMS FLOOR PLANS

UNIT E TWO BEDROOM



(*) ASTERISK DENOTES IRREGULAR DIMENSIONS

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CONDOMINIUMS :
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AVENUE, BROOKLYN NEW YORK



KEY PLAN : 6TH FLOOR

0 2' 10' 15'
1' 5'

CONDOMINIUM SQ.FT.:

AREA = 1160 sq. ft

BALCONY #1 = 67 sq. ft

BALCONY #2 = 68 sq. ft

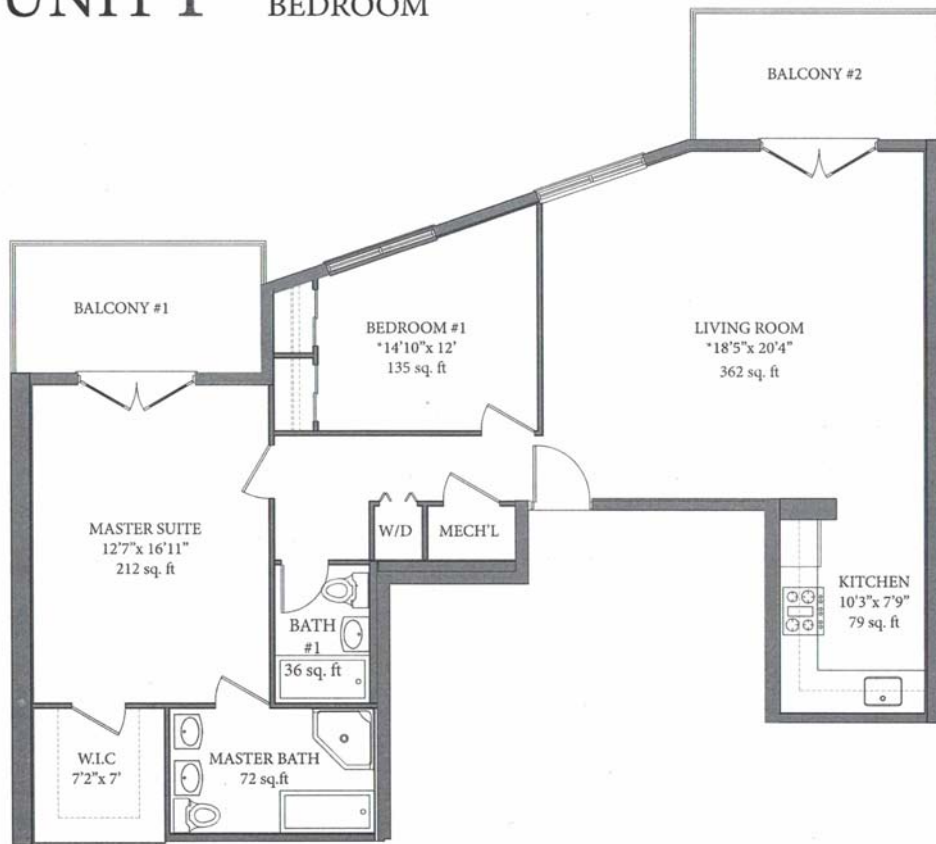
TOTAL L.C.E = 135 sq. ft

ALL DIMENSIONS ARE APPROXIMATE
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2590 OCEAN AVENUE CONDOMINIUMS FLOOR PLANS

UNIT F TWO BEDROOM



(*) ASTERISK DENOTES IRREGULAR DIMENSIONS

2590 OCEAN AVENUE
CONDOMINIUMS :
2590 OCEAN
AVENUE, BROOKLYN NEW YORK



KEY PLAN : 6TH FLOOR



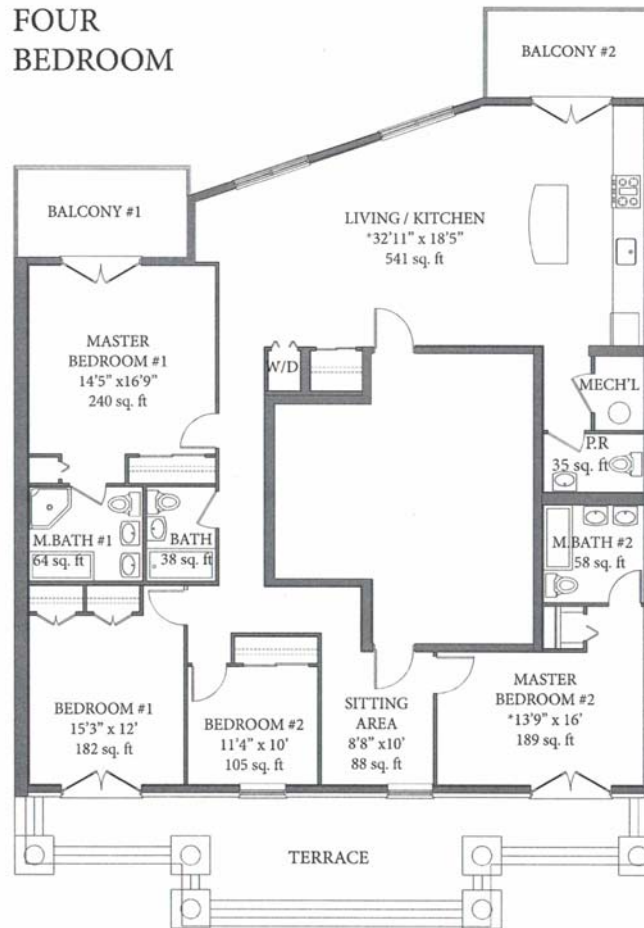
CONDOMINIUM SQ.FT.:
AREA = 1214 sq. ft
BALCONY #1 = 94 sq. ft
BALCONY #2 = 95 sq. ft
TOTAL L.C.E = 189 sq. ft

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2590 OCEAN AVENUE CONDOMINIUMS FLOOR PLANS

UNIT G FOUR BEDROOM



(*) ASTERISK DENOTES IRREGULAR DIMENSIONS

2590 OCEAN AVENUE
CONDOMINIUMS :
2590 OCEAN
AVENUE, BROOKLYN NEW YORK



KEY PLAN : 7TH FLOOR

0 2' 10' 15'
1" 5'

CONDOMINIUM SQ.FT.:

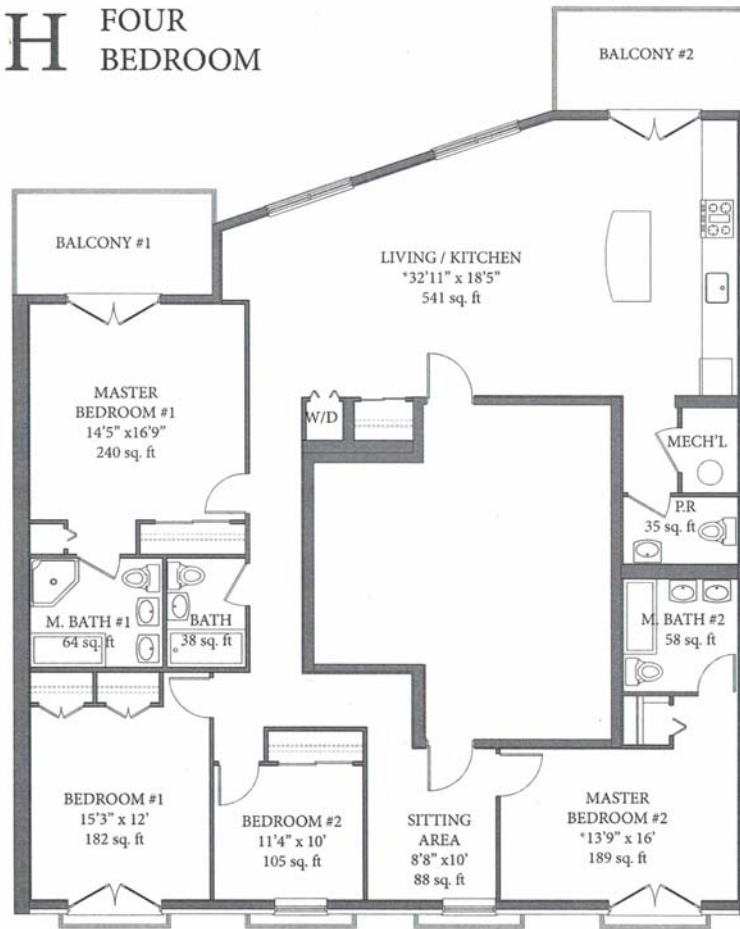
AREA = 2418 sq. ft.
BALCONY #1 = 94 sq. ft.
BALCONY #2 = 95 sq. ft.
TERRACE = 372 sq. ft.
TOTAL L.C.E = 561 sq. ft.

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2590 OCEAN AVENUE CONDOMINIUMS FLOOR PLANS

UNIT H FOUR BEDROOM



(*) ASTERISK DENOTES IRREGULAR DIMENSIONS

2590 OCEAN AVENUE
CONDOMINIUMS :
2590 OCEAN
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KEY PLAN : 8TH FLOOR

0 2' 10' 15'
1' 5'

CONDOMINIUM SQ.FT.:
AREA = 2418 sq. ft
BALCONY #1 = 94 sq. ft
BALCONY #2 = 95 sq. ft
TOTAL L.C.E = 189 sq. ft

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