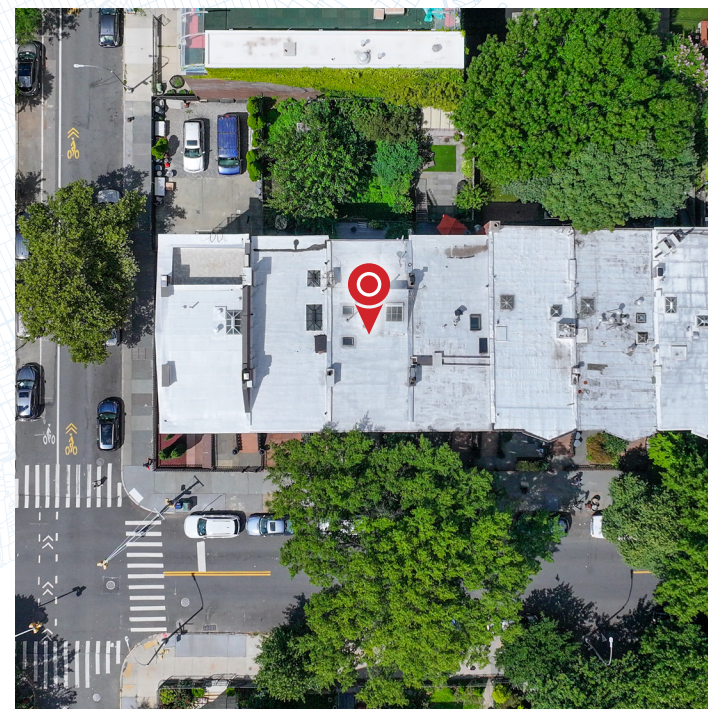
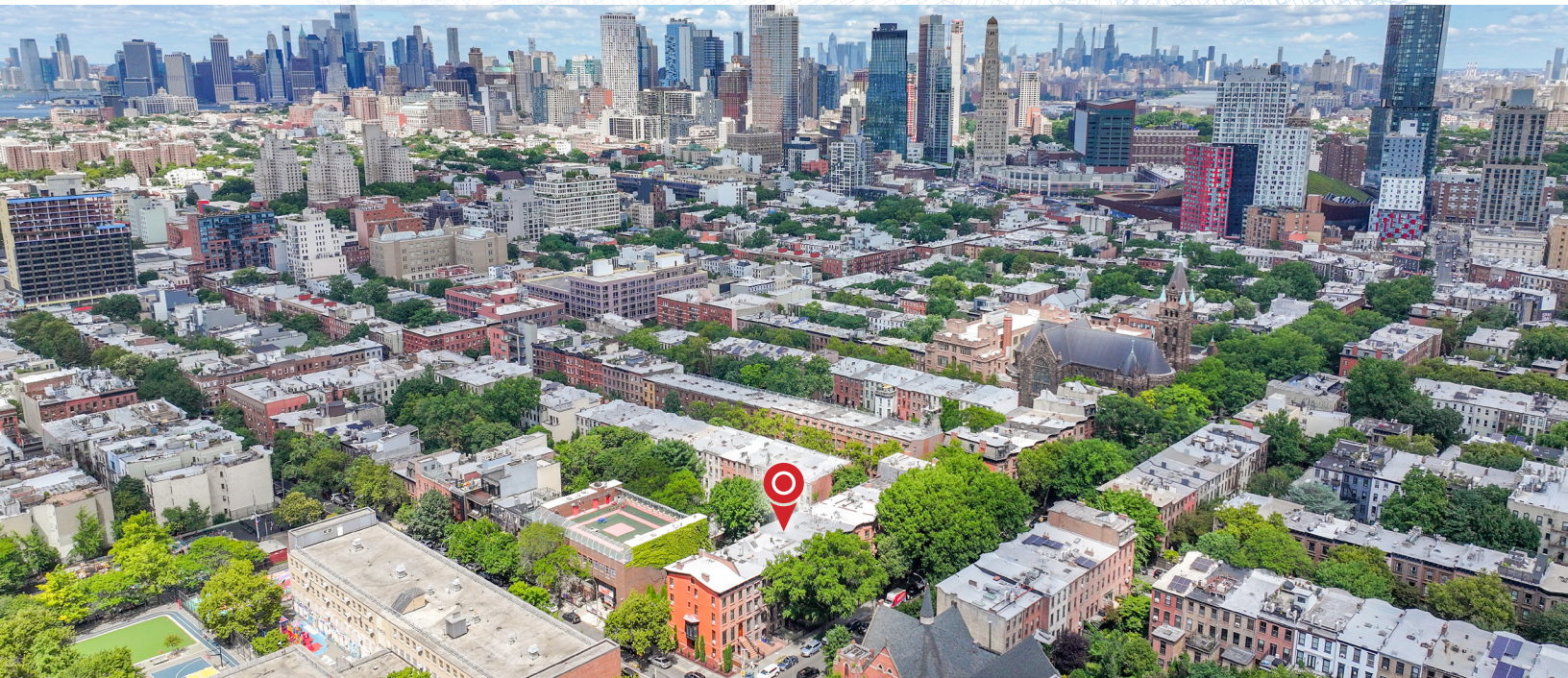


164 6th Avenue
BROOKLYN, NY 11217



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM





Opportunity



\$3,500,000

ASKING PRICE



100%

FREE MARKET



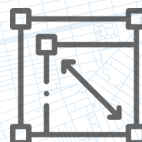
5 Vacant Apartments

UNIT MIX



3,760 + Basement

SQUARE FOOTAGE



20' x 47'

BUILDING DIMENSIONS



R6B / 2.0

ZONING / FAR



20' x 100'

LOT DIMENSIONS



2,3,4,5,B,D,N,Q,R,W

SUBWAY OPTIONS



2A / \$18,862

PROTECTED TAX CLASS



164 6th Avenue, Park Slope, Brooklyn, NY

Investment Highlights

- **Premier Location:** Nestled in the heart of Park Slope, this property enjoys a prime position amidst a vibrant array of retail and dining options along 5th and 7th Avenues. Close proximity to iconic landmarks such as Grand Army Plaza, Barclays Center, and Atlantic Terminal enhances its allure.
- **Brownstone Brooklyn Charm:** Positioned within the esteemed Brownstone Brooklyn district, this property is surrounded by some of New York City's most coveted real estate, embodying the timeless elegance and historical charm that defines this iconic neighborhood.
- **Delivered Vacant / Value-Add Opportunity:** Offering a blank canvas for the discerning investor, the property presents multiple possibilities including condo conversion, transformation into a luxurious single-family residence, or development into high-end rental units.
- **Owner-User Potential:** Ideal for an owner-user, this property provides the unique opportunity to live in one or more units while generating rental income from the remaining spaces.
- **Spacious Floor-Through Layouts:** Currently configured with four generously sized floor-through apartments. The building's Certificate of Occupancy reflects five units, including two front and back units on the second floor, offering versatility for future ownership.
- **Excellent Transportation Access:** Conveniently located near Grand Army Plaza, Atlantic Terminal, and Union Street stations, with direct access to virtually anywhere in NYC (2,3,4,5,B,D,N,Q,R,W lines)
- **Protected Tax Class:** The property benefits from tax class 2A designation, ensuring favorable tax conditions and contributing to its long-term investment appeal.



Tax & Transportation Maps



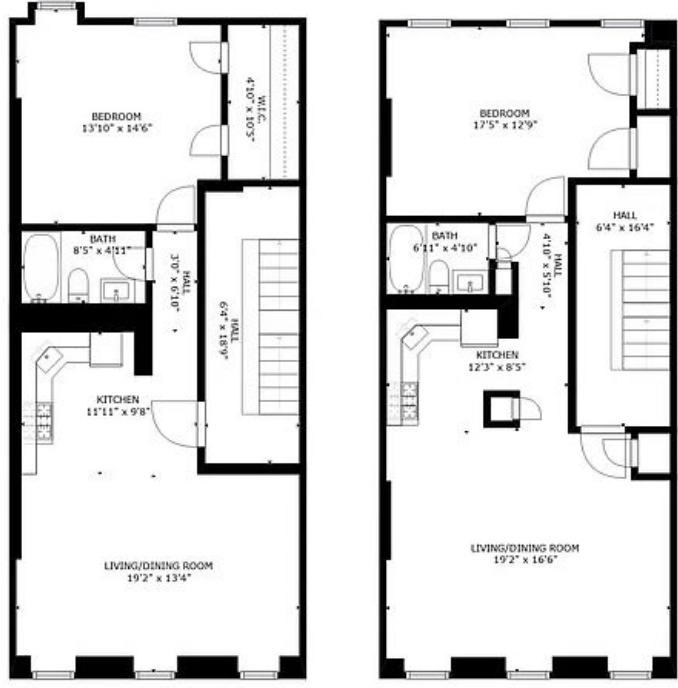
Floor Plans



Cellar

FLOOR 1

FLOOR 2



FLOOR 3

FLOOR 4



NEIGHBORHOOD OVERVIEW

PARK SLOPE, BROOKLYN: A VIBRANT BROOKLYN NEIGHBORHOOD

Nestled in the heart of Brooklyn, Park Slope stands out as one of the borough's most charming and eclectic neighborhoods. Known for its historic brownstones, tree-lined streets, and a strong sense of community, Park Slope offers a quintessential Brooklyn experience with a blend of old-world charm and contemporary vibrancy.

HISTORICAL CHARM AND ARCHITECTURE

Park Slope's architectural landscape is defined by its stunning collection of well-preserved brownstones and Victorian homes, many of which date back to the late 19th and early 20th centuries. These elegant residences, with their intricate details and spacious interiors, lend the neighborhood a timeless appeal. As you stroll through Park Slope, you'll find yourself immersed in a tapestry of architectural history, with many buildings listed on the National Register of Historic Places.

CULTURAL AND CULINARY HOTSPOT

The neighborhood is a cultural and culinary hotspot, boasting a diverse range of dining options, from casual eateries to upscale restaurants. Seventh Avenue and Fifth Avenue are lined with an array of cafes, bistros, and boutiques that cater to all tastes and preferences. Local favorites include artisanal bakeries, farm-to-table restaurants, and ethnic cuisine that reflects the multicultural makeup of the area.

PARKS AND GREEN SPACES

One of Park Slope's most defining features is its proximity to Prospect Park, designed by Frederick Law Olmsted and Calvert Vaux, the same duo behind Central Park. Prospect Park offers a sprawling 585 acres of green space, including walking trails, picnic areas, and recreational facilities. The park is a hub for community events and activities, including farmers' markets, concerts, and seasonal festivals.

COMMUNITY AND LIFESTYLE

Park Slope is renowned for its strong sense of community. It's a neighborhood where local activism thrives and neighborhood associations are active in maintaining the area's charm and character. The community spirit is also evident in its numerous schools, including some highly-regarded public and private institutions, which contribute to the area's family-friendly reputation.

The neighborhood's commitment to sustainability and local businesses is reflected in its support for farmers' markets and eco-friendly initiatives. Residents often take pride in their involvement in local causes and efforts to maintain the neighborhood's unique character.

TRANSPORTATION AND ACCESSIBILITY

Park Slope is well-connected to the rest of Brooklyn and Manhattan, making it a convenient location for both work and leisure. The neighborhood is served by several subway lines, including the F, G, and R trains, and is easily accessible by bus. Its proximity to major roadways and bike-friendly streets also adds to its accessibility.



DOB PROPERTY PROFILE OVERVIEW

NYC Department of Buildings
Property Profile Overview

164 6 AVENUE		BROOKLYN 11217		BIN# 3019437	
6 AVENUE	164 - 164	Health Area	: 4200	Tax Block	: 947
		Census Tract	: 131	Tax Lot	: 50
		Community Board	: 306	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s):	ST JOHNS PLACE, LINCOLN PLACE		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:	L - LANDMARK	Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	NONE		
HPD Multiple Dwelling:	Yes		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C2-WALK-UP APARTMENT

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	4	0	Electrical Applications
Violations-DOB	8	0	Permits In-Process / Issued
Violations-OATH/ECB	7	0	Illuminated Signs Annual Permits
Jobs/Filings	5		Plumbing Inspections
ARA / LAA Jobs	1		Open Plumbing Jobs / Work Types
Total Jobs	6		Facades
Actions	6		Marquee Annual Permits
			Boiler Records
			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

OR Enter Action Type:

OR Select from List:

AND

C-OF-O

B Form 54 (Rev. 9-85)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

239663

BOROUGH BROOKLYN

DATE AUG 13 1992 **NO.**

This certificate supersedes C.O. NO

ZONING DISTRICT R-6

THIS CERTIFIES that the new—altered—existing—building—premises located at

164 6th AVENUE

Block 947 **Lot** 150

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	UNWEIGHTED LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE - OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	ON GROUND						BOILER ROOM AND STORAGE
BASEMENT	40		1	2	2	RES.	ONE (1) APARTMENT
FIRST	40		1	2	2	RES.	ONE (1) APARTMENT
SECOND	40		2	4	2	RES.	TWO (2) APARTMENTS
THIRD	40		1	2	2	RES.	ONE (1) APARTMENT
			OLD CODE				
						TOTAL-	FIVE (5) FAMILY DWELLING
CLASS "A" MULTIPLE DWELLING							

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **164 6th Avenue, Brooklyn, NY 11217** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

164 6th Avenue, Brooklyn, NY 11217



BOBBY LAWRENCE
INDUSTRIAL
MARKET: WEST



DJ JOHNSTON
INSTITUTIONAL/DEVELOPMENT
DISTRESSED
MARKET: NORTH CENTRAL



HENRY HILL
MULTIFAMILY
MARKET: SOUTHEAST



WILLIAM CHENG
SPECIALTY
MARKET: SOUTHWEST



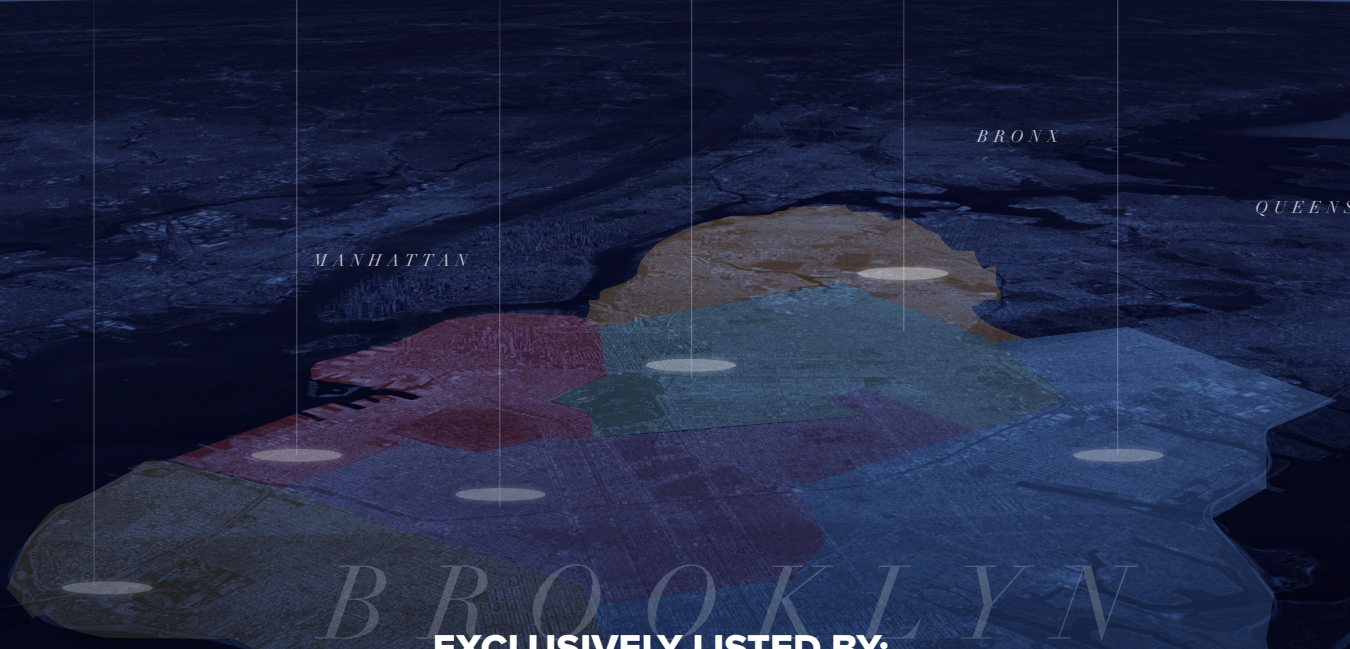
JERMAINE PUGH
MIXED-USE
MARKET: CENTRAL



BRYAN KIRK
RETAIL/OFFICE
MARKET: NORTH



ROBERT MOORE
DIRECTOR OF
NY OPERATIONS



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