

71-15 Northern Blvd, Jackson Heights, NY, 11370



Victor Weinberger.....Nick Psomopoulos
917-806-7040 (cell).....917-882-3230 (cell)
718-533-4136 (off).....718-533-4107 (off)

PRIME Prospect Heights commercial/Residential condo in the Famous Newswalk Building
700 Pacific St, Unit 121, Brooklyn, NY., 11217 (also known as 535 Dean St)
(Around the corner from the Barclay Center and most amazing shopping and transportation)
Mine Description: 2,815 SF 1st floor Condo, with a nearly 500 SF outdoor Private Enclosed Patio.

Price: \$2,100,000

(Asking only \$746 Per SF. The comparable sales in the building show a \$1,000 per SF. See comps below)

Building Exterior View from 700 Pacific St (across the Barclay Center)



Building Exterior View from 535 Dean St



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Building proximity to Barclay Center



Unit 121 Description:

Amazingly unique raw space that can be divided into the most incredible one of a kind work/live condo unit. This will be the envy on Prospect Heights. The most incredible nearly 3,000 SF of living space a block from Barclay Center. **Best transportation in NYC:** #2,3,4,5,Q,B,M,R & LIRR is only 3 short blocks away.

These were 2 apartments in the **famous Newswalk** building which were combined to make 1 Unit (w/2 entrances) with nearly 3,000 SF of living space, with a private enclosed nearly 500 SF outdoor patio. It is currently being used by a non-for-profit organization as a broadcasting TV and radio studio. There are 3 bathrooms, which includes 2 toilets which were used by a day care facility (toilet and sink only). The rest rooms can be made into 3 full amazing bathrooms (since all the plumbing is already there). The kitchen can be designed into the most amazing space by removing a sheetrock wall. The attached floor plans will show how this special place can be transformed into any desired space. If you are a commercial buyer, this can be a medical facility, nursery school, studio, live-work set-up, professional (law, accounting, etc) & tons of other opportunities. There's no unit like this for sale for close to this price in the area.

Building and Neighborhood information and amenities:

Formerly The Daily News printing plant, the Newswalk is now one of the best full-service buildings in Prospect Heights. This coveted, pet-friendly address is known for its top notch staff and 20,000 sf. landscaped roofdeck with lounge areas, grills, wetbar and even a real playground - perfect for parties or chilling out with your neighbors. This is the rare opportunity to enjoy the space and flow of a loft with all the comforts of a full service condominium including 24-hour fitness center and doorman, bike storage, laundry room and on-site parking (for a separate fee.) The location is superb with the Barclays Center transit hub just a few blocks away and some of the best cafes, restaurants and shops that Brooklyn has to offer at your doorstep.

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GYM



AMENITIES

BUILDING AMENITIES

Bike Room
Concierge
Garage Parking
Gym
Laundry in Building

LISTING AMENITIES

Loft

OUTDOOR SPACE

Deck
Roof Deck
Terrace

HIGHLIGHTS



Cats and Dogs Allowed ✓



Elevator ✓



Full-time Doorman ✓

20,000 SF ROOF



BUILDING LOBBY

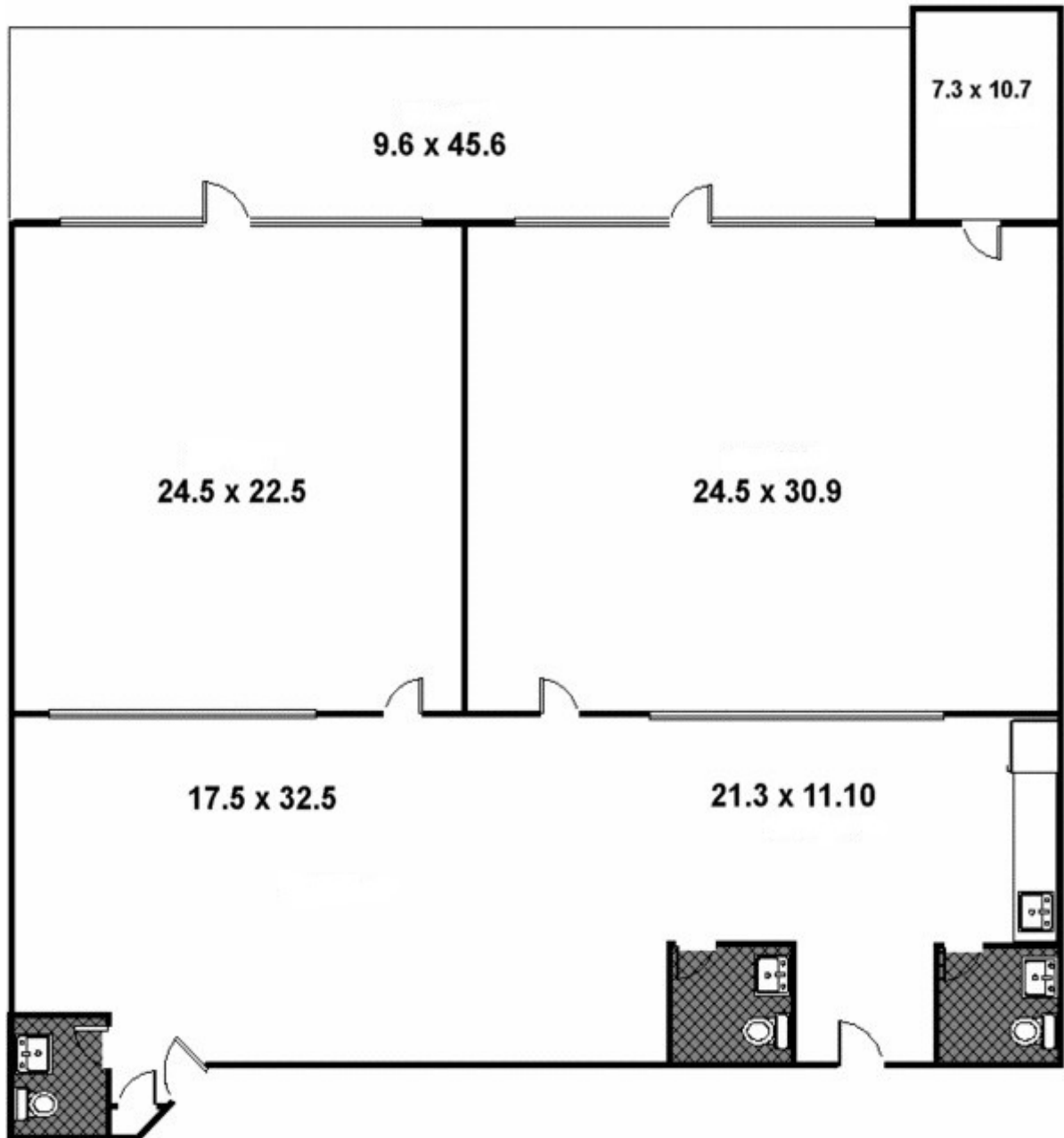


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UNIT 121 FLOOR PLAN



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AREA MAP



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UNIT 121 PHOTOS



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Private Enclosed 450 SF Patio



RECENT COMPARABLES SALES

Address	Distance	Borough	Date closed	Sale price	Gross sqft	Price per SF
700 Pacific St #121	0.00	Brooklyn			2,815	

subject ↑

Address	Distance	Borough	Date closed	Sale price	Gross sqft	Price per SF
700 Pacific St #112	0.00	Brooklyn	1/19/2017	\$1,876,000	1,733	\$1,082
700 Pacific St #304	0.00	Brooklyn	6/8/2016	\$2,100,000	1,899	\$1,105
700 Pacific St #412	0.00	Brooklyn	4/4/2017	\$1,060,000	1,107	\$957
700 Pacific St #510	0.00	Brooklyn	3/24/2017	\$725,000	790	\$917
700 Pacific St #302	0.00	Brooklyn	2/10/2017	\$2,100,000	2,103	\$998
700 Pacific St #105	0.00	Brooklyn	1/24/2017	\$1,170,000	1,352	\$865
700 Pacific St #805	0.00	Brooklyn	10/13/2016	\$2,050,000	1,692	\$1,211
700 Pacific St #310	0.00	Brooklyn	10/6/2016	\$1,480,000	1,983	\$746
700 Pacific St #901	0.00	Brooklyn	9/15/2016	\$1,225,000	1,123	\$1,090
700 Pacific St #108	0.00	Brooklyn	8/12/2016	\$1,315,000	1,104	\$1,191
700 Pacific St #107	0.00	Brooklyn	6/24/2016	\$1,895,000	1,364	\$1,389
700 Pacific St #203	0.00	Brooklyn	6/15/2016	\$1,620,000	1,342	\$1,207
700 Pacific St #511	0.00	Brooklyn	6/10/2016	\$825,000	887	\$930
700 Pacific St #402	0.00	Brooklyn	5/25/2016	\$895,000	981	\$912