

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
535 Dean St, Unit 121, Brooklyn, NY., 11217 (also known as 700 Pacific St)
(Around the corner from the Barclay Center and most amazing shopping and transportation)

Mini Description: 2,815 SF 1st floor Condo, with a nearly 500 SF outdoor Private Enclosed Patio.

Price: ~~\$2,300,000~~ Reduced to \$2,000,000

(Asking only \$710 Per SF. The comparable sales in the building show a \$1,000 per SF. See comps below)

Building Exterior View from 535 Dean St



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



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Building proximity to Barclay Center view from the 20,000 SF Roof area



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 the Borough of Brooklyn. This coveted pet friendly address is known for it's top notch staff and 20,000 landscaped roofdeck with lounge areas, grills, wetbar, and even a playground – perfect for parties or chilling out with your friends. This is a 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, 24 hr doorman, bike storage, laundry room, and on-site parking. The location is superb with the Barclay center transit hub just 2 blocks away and some of the best restaurants, cafes, and shops that Brooklyn has to offer at your doorstep. Brooklyn and Manhattan Bridges are a couple of minutes away via Flatbush Ave.

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BLDG GYM (Who needs Planet Fitness or Blink)



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 SUN DECK



BUILDING LOBBY

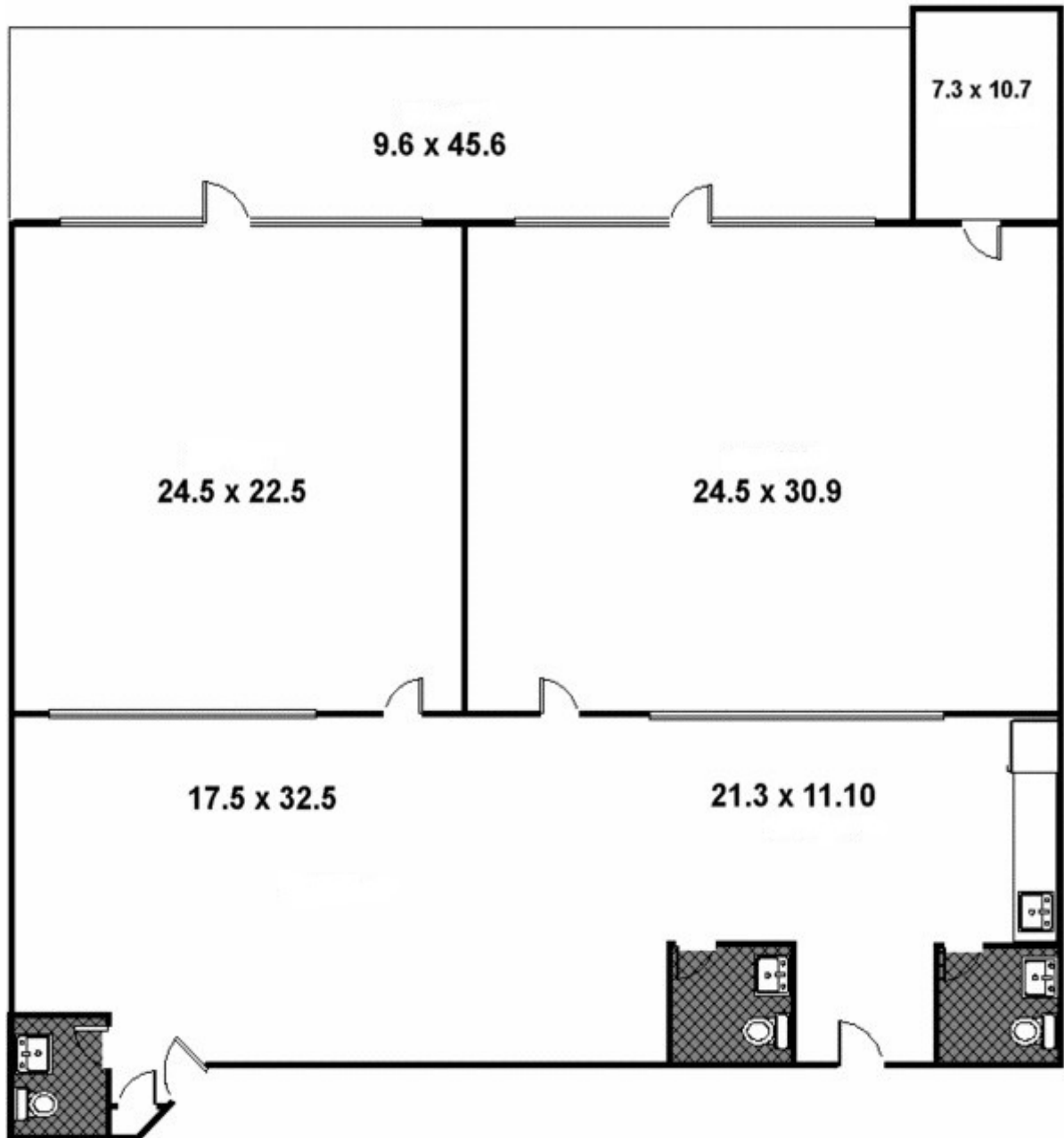


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UNIT 121 FLOOR PLAN (includes the 450 SF Patio)



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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
1	700 Pacific St #121	0.00	Brooklyn	Subject Unit	\$2,100,000	2,815	\$746 (asking)

Subject Unit includes a 450 SF Patio which most sold units do not have.

(Excluding
The Patio)

#	Address	Distance	Borough	Date closed	Sale price	Gross sqft	Price per SF
2	700 Pacific St #412	0.00	Brooklyn	4/4/2017	\$1,060,000	1,107	\$957
3	700 Pacific St #510	0.00	Brooklyn	3/24/2017	\$725,000	790	\$917
5	700 Pacific St #302	0.00	Brooklyn	2/10/2017	\$2,100,000	2,103	\$998
6	700 Pacific St #105	0.00	Brooklyn	1/24/2017	\$1,170,000	1,352	\$865
7	700 Pacific St #109	0.00	Brooklyn	1/24/2017	\$1,550,000	1,630	\$950
8	700 Pacific St #112	0.00	Brooklyn	1/19/2017	\$1,876,000	1,733	\$1,082
9	700 Pacific St #805	0.00	Brooklyn	10/13/2016	\$2,050,000	1,692	\$1,211
12	700 Pacific St #901	0.00	Brooklyn	9/15/2016	\$1,225,000	1,123	\$1,090
11	700 Pacific St #310	0.00	Brooklyn	10/6/2016	\$1,480,000	1,983	\$746
14	700 Pacific St #108	0.00	Brooklyn	8/12/2016	\$1,315,000	1,104	\$1,191