

Commercial Condo – Cobble Hill

# 134 Atlantic Avenue

13,296 SF

Cobble Hill



## Property Information

**Address:** 124-134 Atlantic Avenue  
Brooklyn, NY 11201  
Commercial Condos

**Neighborhood:** Cobble Hill  
**Cross Streets:** Henry/Clinton St  
**Block:** 285  
**Lot:** 1001

## Building Information

**Above Grade Retail SF:** 1,230  
**Below Grade SF:** 12,066  
**Gross SF:** 13,296

**Assessment (16/17):** \$2,154,240  
**Taxes (16/17):** \$229,556



For More Information  
Please Contact  
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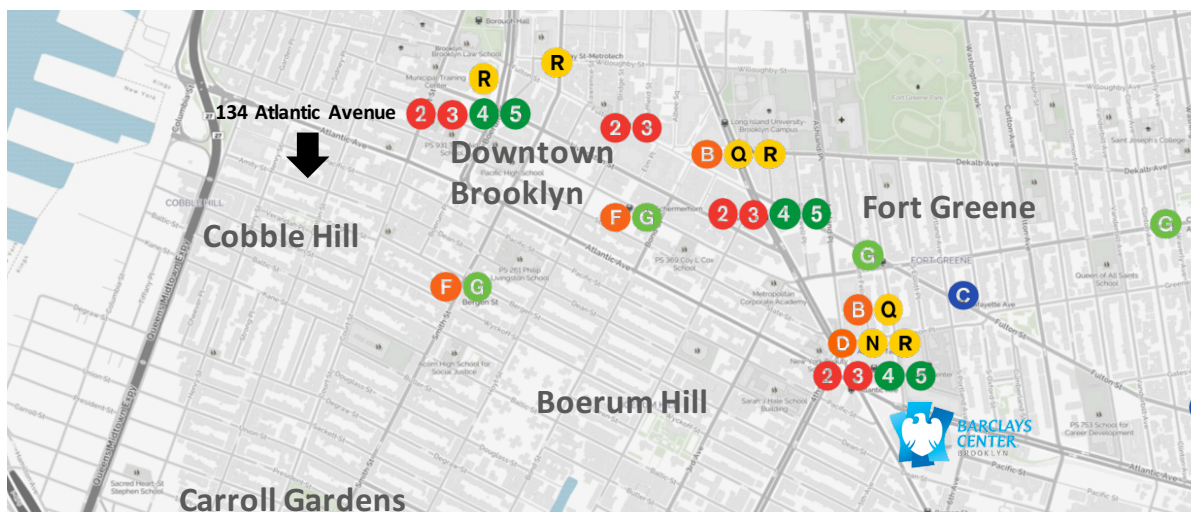
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**718-310-3296**

TerraCRG has been retained to exclusively represent ownership in the sale of a commercial condo at 124-134 Atlantic Avenue, located in Cobble Hill along one of the best retail corridors in Brooklyn. The property features a grand lobby with reception, totaling 1,230 SF on the ground level and 12,066 SF on the lower level. There is an elevator and stairwell access to the lower level with a separate entrance on Pacific Street. Designated for community facility uses, including educational, religious, and certain not for profit entities, the space features a prominent retail presence on Atlantic Avenue and benefits from a courtyard and natural light on the lower level. This offering presents a unique opportunity for an owner/user to acquire 110 feet of frontage and visibility on two street fronts in a prime location.

Atlantic Avenue continues to flourish as a heavily trafficked retail corridor, with its central location bisecting Brooklyn Heights and Cobble Hill, retail rents are achieving upwards of \$100/SF. Just two blocks north, rents on Court Street are exceeding \$200/SF.

Cobble Hill has become one of the premier residential areas in Brooklyn with classic Brownstone lined streets and convenient access to Flatbush Avenue and Atlantic Avenue. This property is ideally located several blocks from the new Brooklyn Bridge Park and Pier 6, two blocks south of the famed Court Street corridor and in the vicinity of multiple luxury development projects encompassing this part of Brooklyn. Nearby National Tenants include Barney's, Barnes & Noble, Urban Outfitters and Trader Joe's. The property is also located just blocks from the BQE access ramp at Atlantic Avenue as well as walking distance to the R, 2, 3, 4, and 5 subway lines at Borough Hall/Court Street, making the commute to Manhattan only 10 minutes.



**TerraCRG | Licensed Real Estate Brokers | 634 Dean Street, Brooklyn, NY 11238 | P: 718-310-3296 | F: 718-768-6288 | terrarcrg.com**

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.