2226 Pacific Street, Brooklyn NY

Exclusive Offering – Asking Price: $950,000

Presented by Mendy Realty 646-662-5454 MendyRealty.com

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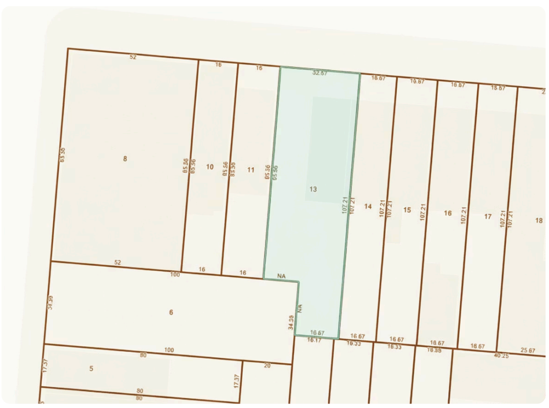

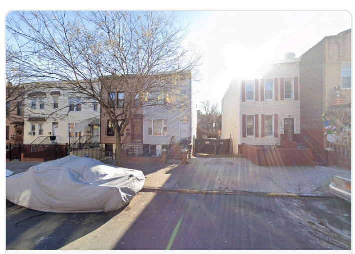

Google Maps

2226 Pacific St · 2226 P...

Building

Property Overview

Two-Family House

Delivered vacant

Lot Specifications

32 ft x 107 ft
(3,424 sf)

Existing Building

Approx. 1,998 sf
Renovation/redevelopm ent ready

Zoning & Potential

R6 Zoning
Buildable: ~7,659 sf

Location Advantage - Why Ocean Hill

Ocean Hill represents one of Brooklyn's most compelling investment opportunities, strategically positioned at the intersection of four established neighborhoods. This prime location offers unparalleled connectivity and access to Brooklyn's most dynamic growth corridors, making it an ideal choice for investors seeking both immediate value and long-term appreciation potential.

Strategic Neighborhood Position

Perfectly situated between Bed-Stuy, Crown Heights, Bushwick & Brownsville, offering the best of all worlds with easy access to each neighborhood's unique amenities and character.

Exceptional Transit Connectivity

Steps to multiple subway lines including A, C, J, Z, and L trains, providing seamless access to Manhattan and other Brooklyn neighborhoods. This connectivity is crucial for both rental demand and future resale value.

Broadway Junction Transformation

Near the multi-billion-dollar Broadway Junction redevelopment project, which will bring thousands of new residential units, retail spaces, and community amenities to the area.

Expanding Retail & Lifestyle

Growing retail and lifestyle amenities along Fulton Street and Broadway are attracting new residents and businesses, creating a vibrant community atmosphere.

Value Growth Story

Priced below Bed-Stuy & Crown Heights but catching up quickly, offering significant upside potential as the neighborhood continues to develop and mature.

⚠️ **Disclaimer:** Maps and illustrations are conceptual. Buyer to confirm transportation access, development plans, and local market conditions.

Surrounding Development Pipeline

The Ocean Hill area is experiencing unprecedented development activity, with over 15 major projects in various stages of planning and construction. This robust pipeline demonstrates strong institutional confidence in the neighborhood's future and provides compelling evidence of long-term value appreciation potential.

01

1510 Broadway

Mixed-use development bringing retail and residential units to the Broadway corridor

02

2819 Atlantic Avenue

14-story residential proposal representing significant density increase for the area

03

1435 Broadway

Residential and retail combination enhancing neighborhood walkability

04

232 Seigel Street

Modern rental development with contemporary amenities and design

05

37 Cooper Street

Boutique condominium project targeting owner-occupant market

Major Development Projects

1360 Fulton Street

Major mixed-use

31 Somers Street

Mid-rise residential

50 New Lots Avenue

Affordable housing

742 Gates Avenue

Market-rate rentals

60 Schaefer Street

Luxury condos

Belmont Avenue cluster

Multiple projects

Over $500 million in planned investment within a half-mile radius highlights Ocean Hill's broad appeal. These diverse projects drive neighborhood desirability, boosting property values near 2226 Pacific Street.

⚠️ **Disclaimer:** All project data is based on public sources and subject to change. Buyer to confirm accuracy.

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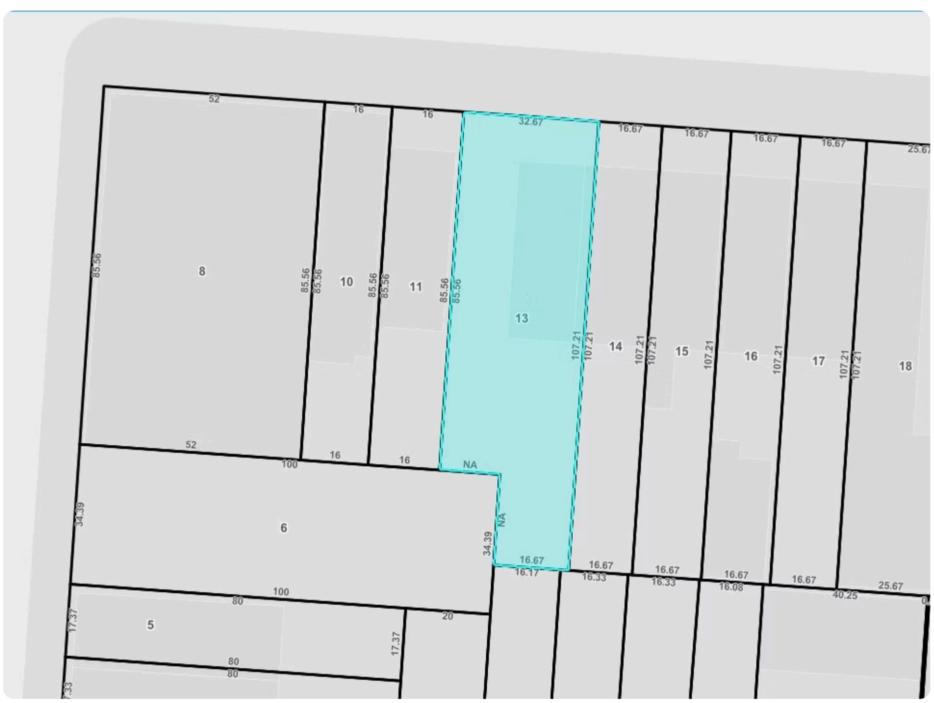
Financial Analysis

$124	7,659	$950K
Price Per Buildable SF	**Total Buildable SF**	**Total Investment**
Exceptional value compared to similar Brooklyn opportunities	Maximum development potential under current R6 zoning	Competitive entry price for prime Brooklyn development site

The financial metrics for 2226 Pacific Street present a compelling investment opportunity that stands out in today's competitive Brooklyn market. At $124 per buildable square foot, this property offers exceptional value compared to similar development sites in established neighborhoods like Bed-Stuy and Crown Heights, where comparable opportunities typically trade at $200-300 per buildable square foot.

The 7,659 square feet of buildable potential under R6 zoning provides multiple development scenarios, from luxury rental units to condominium conversion. Conservative pro forma analysis suggests potential gross development value exceeding $3.5 million upon completion, representing significant value creation opportunity for experienced developers and investors.



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Development Scenarios

Renovation Strategy

Modernize existing two-family structure with contemporary finishes and systems. Estimated investment: $150K-200K. Target rental income: $4,500-5,500/month.

Condominium Conversion

Convert to luxury condominiums with premium finishes. Estimated development cost: $400-500/sf. Projected sales value: $650-750/sf finished.

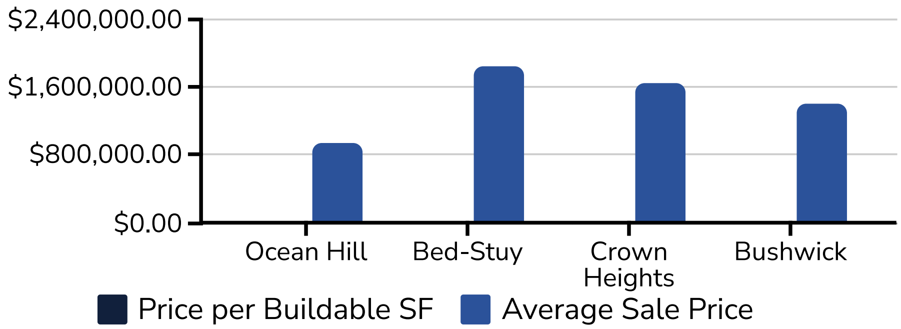
Ground-Up Development

New construction maximizing 7,659 sf buildable area. Multi-family rental or condo development with modern amenities and energy-efficient systems.

Each development scenario offers distinct advantages depending on investor goals, timeline, and risk tolerance. The renovation strategy provides quickest path to cash flow with minimal capital investment, while ground-up development maximizes long-term value creation potential. The flexibility inherent in this opportunity allows investors to adapt their strategy based on market conditions and personal investment objectives.

Current market dynamics favor all three approaches, with strong rental demand supporting renovation strategies, robust condo sales activity supporting conversion projects, and institutional investor interest supporting larger development initiatives. The key advantage of 2226 Pacific Street lies in preserving multiple exit strategies while the neighborhood continues its rapid transformation.

Market Comparable Analysis



The comparative analysis clearly demonstrates the exceptional value proposition of 2226 Pacific Street within the broader Brooklyn development market. While neighboring areas have experienced significant appreciation over the past five years, Ocean Hill remains attractively priced relative to its development potential and locational advantages.

This pricing differential represents a compelling arbitrage opportunity, as Ocean Hill offers similar transit accessibility, zoning flexibility, and development pipeline activity as more expensive neighborhoods. Historical precedent suggests that emerging Brooklyn neighborhoods typically experience 40-60% price appreciation within three to five years of major infrastructure improvements and development activity reaching critical mass.

Risk Assessment & Mitigation

Market Risk

Low-Moderate: Diversified neighborhood economy and strong development pipeline provide market stability. Multiple exit strategies reduce exposure to single market segment volatility.

Regulatory Risk

Low: Existing R6 zoning provides clear development rights. No pending zoning changes or restrictions identified in municipal records.

Construction Risk

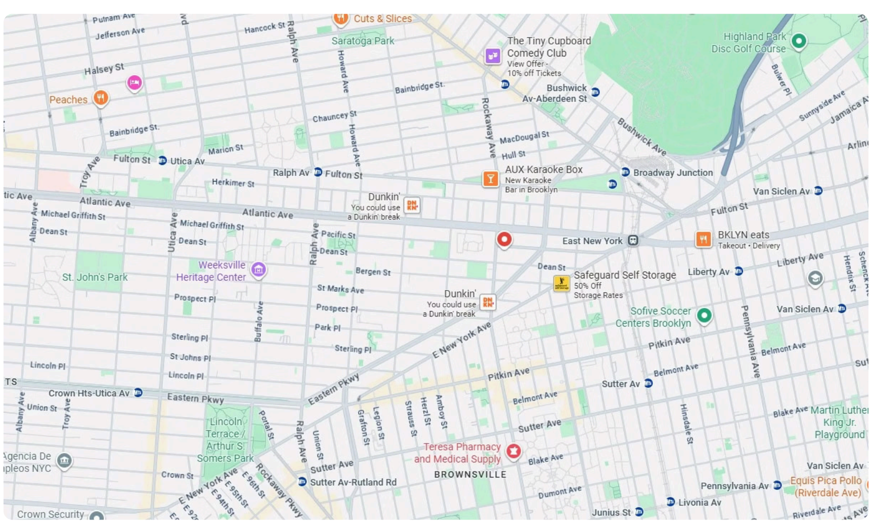
Moderate: Standard construction risks apply to development scenarios. Experienced contractors and proper insurance mitigate most concerns.

Financing Risk

Low: Strong comparable sales support conservative financing assumptions. Multiple lender options available for this price point and location.

The risk profile for 2226 Pacific Street compares favorably to similar investment opportunities in Brooklyn's emerging neighborhoods. The property's delivered vacant status eliminates tenant-related complications, while the established development pipeline provides market validation and reduces neighborhood-specific risks.

Key risk mitigation factors include the property's flexible zoning, multiple development scenarios, strong transportation infrastructure, and proximity to established neighborhoods with proven track records. Conservative underwriting assumptions and proper due diligence further minimize potential downside exposure while preserving significant upside potential.



Investment Opportunity - 2226 Pacific Street

$124/sf Buildable

Rare entry price in Brooklyn's hottest development corridor

7,659 Buildable SF

Flexible R6 zoning allows multiple development strategies

Multiple Exit Strategies

Renovate, condo convert, or ground-up development options

Contact Mendy Realty Today !

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Don't miss this exceptional opportunity to acquire prime Brooklyn development real estate at below-market pricing. With Ocean Hill's rapid transformation accelerating and development activity reaching critical mass, properties like 2226 Pacific Street represent the last chance to enter this market at attractive valuations.

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