

2345

60TH STREET

BROOKLYN, NY 11204

COMMERCIAL CONDO
FOR SALE

DB
DEEP BLUE
LEASING

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SUMMARY

We are excited to bring this new exclusive to market, to arrange the sale of the 2nd Floor and Lower-Level commercial condo units at the newly developed building, 2345 60th Street. Conveniently located at the crossroads of multiple neighborhoods, on the corner of 60th Street between Dahill Road and McDonald Avenue. The 2nd Floor hosts 2,613 SF of move-in ready, newly renovated, Class A office space, and a private rooftop area of approximately 1,500 SF. The Lower-Level has a private room with an ADA accessible bathroom, totaling 1,175 SF. Both units have two dedicated entrances from the outside. One private elevator lobby, and another entrance with a private staircase. The units come with 1 parking space, approximately 200 SF in the indoor parking garage on the ground floor. For subway commuters, the  train by Avenue N is approximately 400 feet away. The condo units are zoned for community-facility, obligating the tenant to have a component of services including, but not limited to philanthropy, education, health, and the like. Given this zoning, the property has an ICAP, providing a large tax-break through 2037.

- 2021 Build
- Block/Lot 06563_1002-1003
- Units C1, C2, P1
- Floor 2, Lower Level, Parking Spot #1
- Total Gross 3,986 SF
- ICAP through 2037



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This brochure has been prepared to provide summary, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.



PROPERTY DESCRIPTION

LOCATION	Corner of 60th Street, between Dahill Road and McDonald Ave.
BLOCK / LOT	06563_1002-1003
LOT DIMENSIONS	60' x 63'
STORIES	7
UNITS #	C1, C2, P1
FLOOR	2 nd Floor & Lower Level
PARKING	1 st Floor Garage, Spot #1
TOTAL GROSS	3,986 SF
TOTAL REAL ESTATE TAXES	\$6,054.88 (Annual)
TOTAL COMMON CHARGES	\$24,697.56 (Annual)



UNIT FEATURES

Newly Renovated
Class-A Office Space
ADA Accessible
Zoned for Community Facility
ICAP through 2037

UNIT PRICING & CARRYING COSTS 2nd FLOOR, LOWER LEVEL, PARKING

Unit	Floor	GSF	Annual CAM	Annual RE Taxes	Total
C1	Lower Level	1,175	\$5,290.80	\$1,160.68	\$6,451.48
C2	2nd Floor*	2,613	\$18,864.72	\$4,138.40	\$23,003.12
P1	Parking	198	\$542.04	\$755.80	\$1,297.84
Totals		3,986	\$24,697.56	\$6,054.88	\$30,752.44

*Additional 1,500 SF Rooftop on 2nd Floor

Asking Price: Upon Request



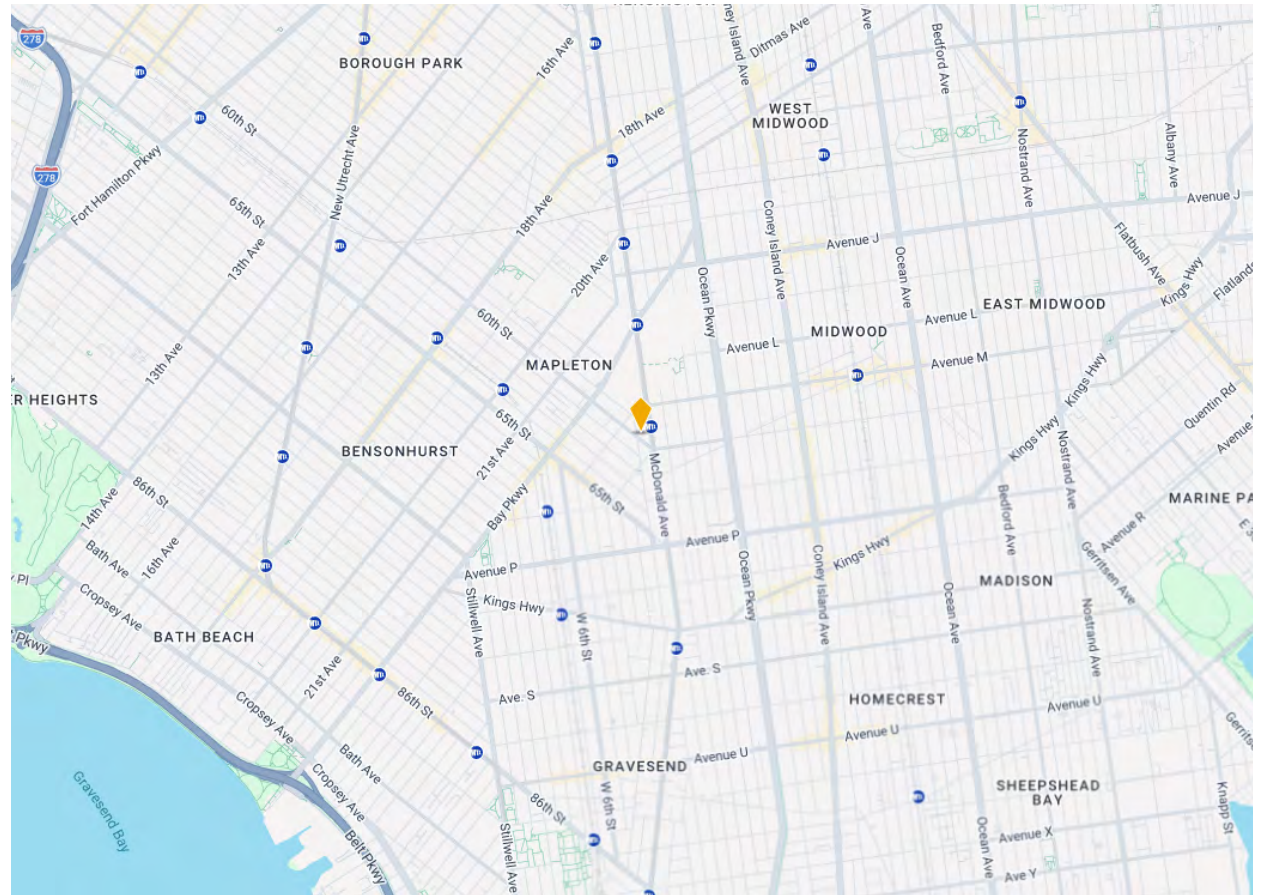




DEMOGRAPHICS

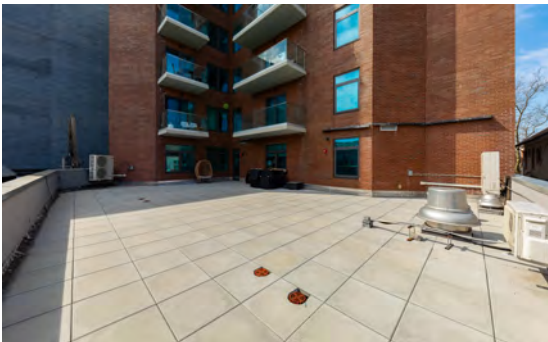
2025 Population	575,145
2025 Average Age	39
2025 Households	185,857
Median Household Income	\$69,635
Median Home Value	\$983,729

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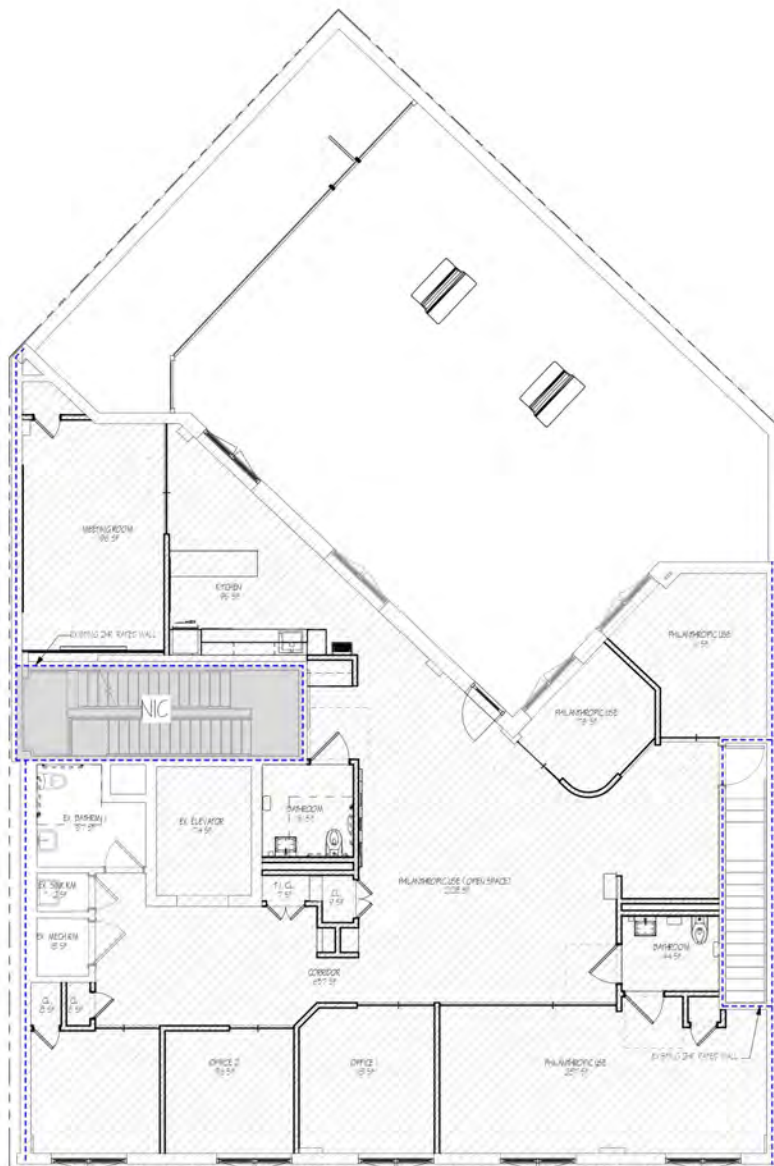
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ROOFTOP





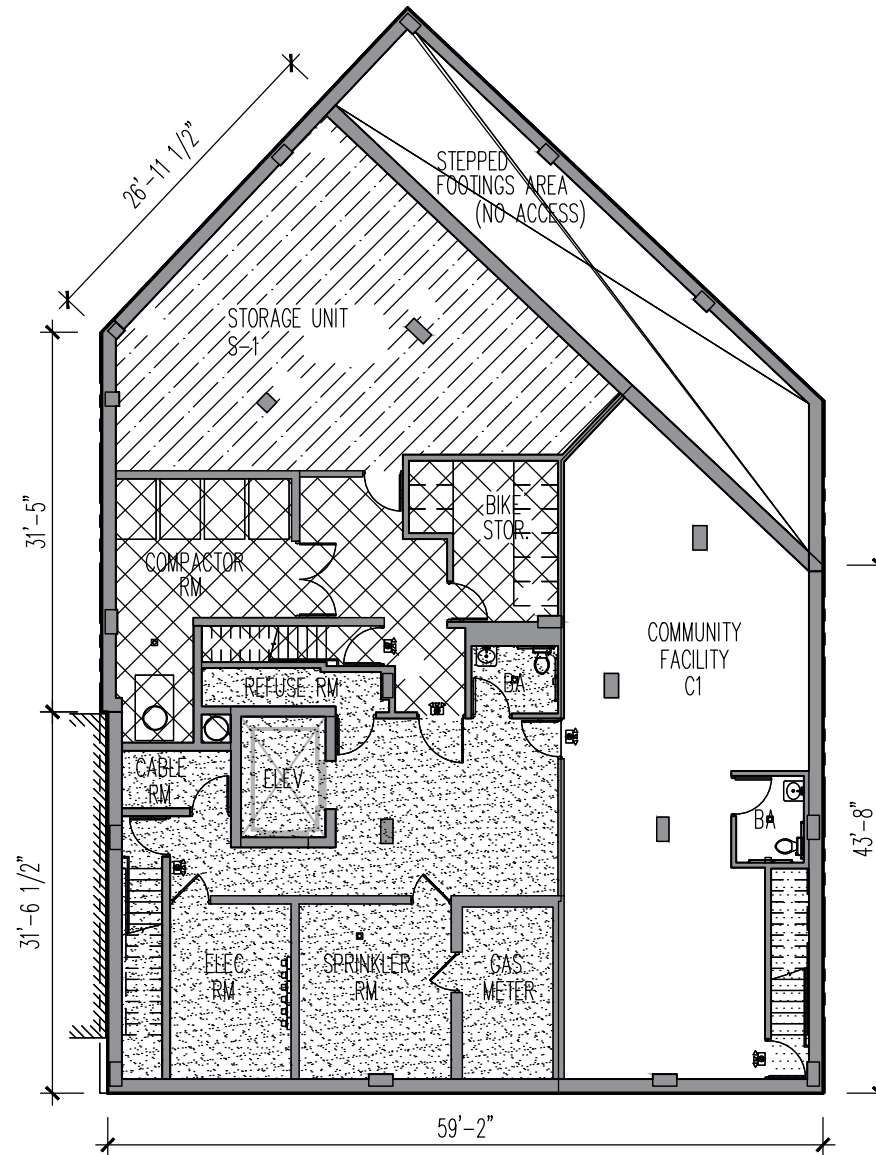
Unit C2 2nd Floor



SPACE	
COMMUNITY FACILITY – C2	2,613 S.F.
RESIDENTIAL COMMON ELEMENTS	177 S.F.
COMMUNITY FACILITY LIMITED ELEMENTS	1,456 S.F.
GENERAL COMMON ELEMENTS	86 S.F.



Unit C1 Lower Level

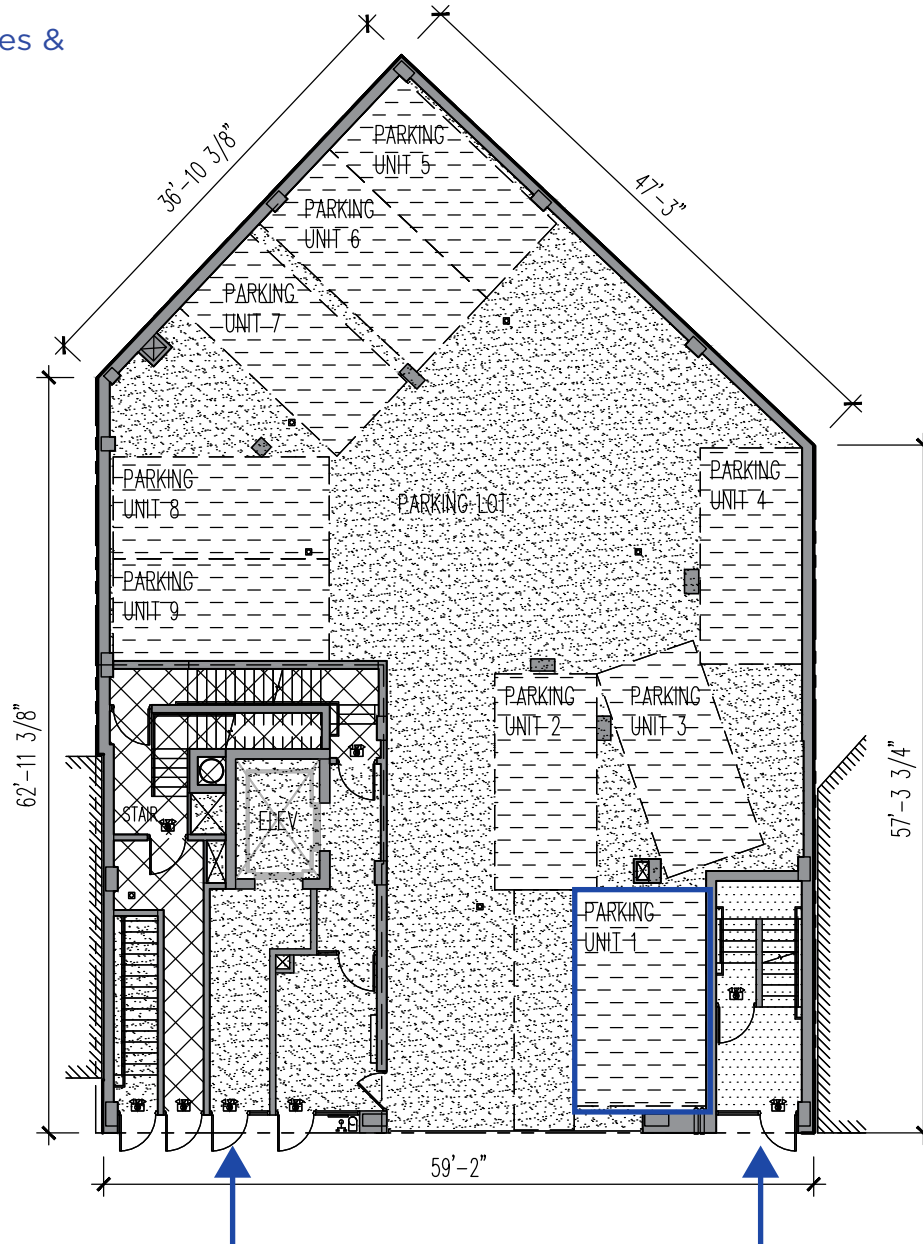


SPACE	AREA
COMMUNITY FACILITY - C1	1,137 S.F.
RESIDENTIAL COMMON ELEMENTS	1,525 S.F.
GENERAL COMMON ELEMENTS	516 S.F.
STORAGE UNIT - S1	750 S.F.



Unit P1

Ground Floor Entrances & Parking Garage



SPACE	
PARKING UNIT 1	198 S.F.
PARKING UNIT 2	153 S.F.
PARKING UNIT 3	153 S.F.
PARKING UNIT 4	153 S.F.
PARKING UNIT 5	153 S.F.
PARKING UNIT 6	153 S.F.
PARKING UNIT 7	153 S.F.
PARKING UNIT 8	153 S.F.
PARKING UNIT 9	153 S.F.
COMMUNITY FACILITY LIMITED ELEMENTS	173 S.F.
RESIDENTIAL COMMON ELEMENTS	356 S.F.
GENERAL COMMON ELEMENTS	2,452 S.F.