

2261 Bragg Street

Brooklyn, NY 11229

Sheepshead Bay Location

\$6,900,000

Price



Versatile & Ideal for Non Profit, School, Religious Use or Housing Conversion

Former synagogue, approx. 14,400 Sq Ft, delivered turn-key renovated and ideal for an educational not-for-profit, a school or a housing conversion. Preliminarily approved for child care (ages 2-5) facility. The property underwent renovation with many significant improvements. New proposed zoning de-restrictions could allow an additional 2 stories for 40-unit housing conversion or for a large Charter School. To be delivered vacant.

BLOCK: 7392 LOT: 57

Address: 2261-2269 Bragg Street, Brooklyn, NY 11229

- 80' x 100' Lot
- 14,400 SF Building (approx)
- Zoning: R-5

Information is deemed to be correct but not guaranteed. All info herein is from seller representation and/or public record. Any prospective buyer is encouraged to complete thorough due diligence and seek an attorney for advice.

The Building

BLOCK: 7392
LOT: 57
Address: 2261-2269 Bragg St
Brooklyn, NY 11229

Lot SF: 8,000 (80' x 100')
Stories: up to 3 floors
Building SF: 14,000 (59' x 90')
Frontage: 59'
Yr Built: 1901
Annual Taxes: \$0

Improvements & Renovations

New roof • new flooring • new electrical • new bathrooms (8 - two have showers) • new LED lighting • new sheetrock all throughout • new mini-split heating & cooling systems
new windows • new hot water heater

- *Preliminary approval for Child Care facility*
- *7 Egresses*
- *Rock solid construction and to be delivered turn-key renovated*
- *15' high ceilings on two floors*
- *Designated large spaces for educational purposes, worship and auditorium*

Several Multi-Use Spaces



FOR SALE: 2261 Bragg St - Sheepshead Bay - Brooklyn, NY 11229
Price \$6,900,000

Two Massively Spacious Floors



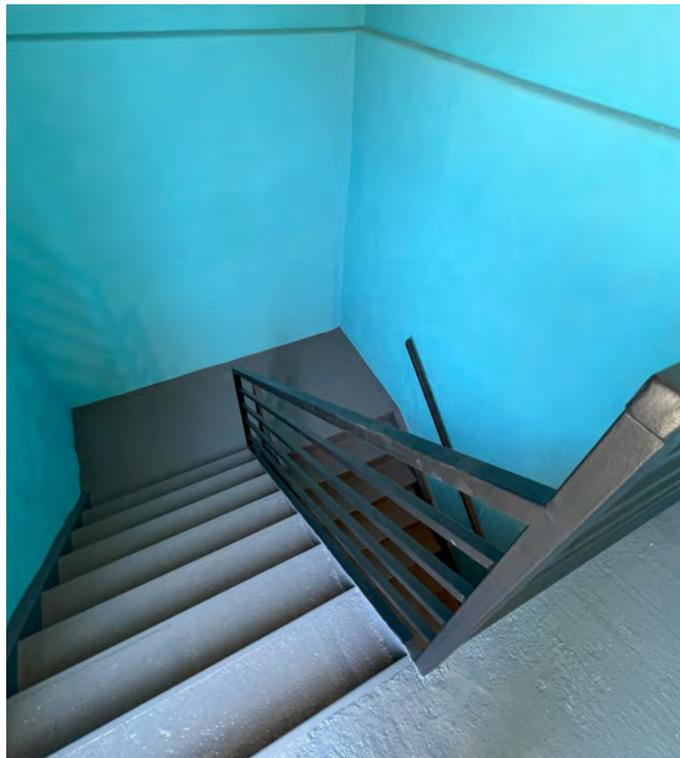
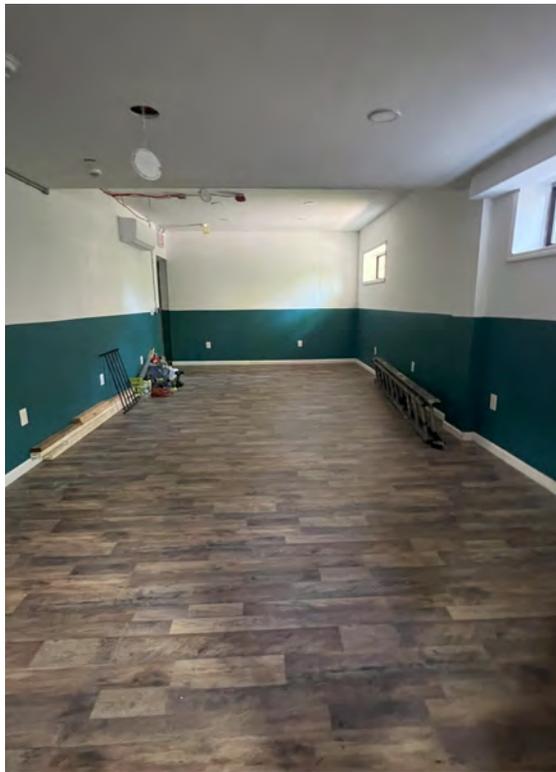
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2261 Bragg St - 14,000 sq ft Space



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2261 Bragg St - Multiple Rooms & Bathrooms



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2261 Bragg St- Delivered Renovated



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2261 Bragg St - Ready for Use or For Conversion



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