



**Address:** 80 Ainslie St, Brooklyn, New York, US

[Mixed-Use](#)

**Created date:** *March 6, 2024*

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- **Prime Williamsburg Location:** Situated in a highly desirable neighborhood with mixed-use development, offering commercial and luxury residential spaces.
- **Upscale Amenities and Finishes:** Features high-end condo finishes, a common roof deck, laundry facilities, and private storage, targeting premium tenants.
- **Strategic Transportation Access:** Near L and G train stations with direct vehicle access to Manhattan, enhancing tenant appeal.
- **Tax Abatement and Investment Potential:** Benefits from 421A and ICAP tax abatements, with significant construction progress (60% complete), promising a profitable investment opportunity.

## Property Description

- **Prime Location:** Situated in the heart of Williamsburg, Brooklyn, a highly sought-after neighborhood for both residential and commercial tenants.
- **Mixed-Use Development:** Offers a blend of commercial space on the ground floor and luxury residential units above, enhancing the property's appeal and income potential.
- **High-End Finishes:** Each residential unit features upscale condo finishes, attracting a premium tenant base and allowing for higher rental rates.

- **Ample Amenities:** Includes a common roof deck, laundry facilities, bike room, and private storage, enhancing tenant satisfaction and retention.
- **Transportation Accessibility:** Excellent access to public transportation with proximity to L and G train stations, plus direct vehicle access to Manhattan via the Williamsburg Bridge, increasing the property's desirability.
- **Tax Abatements:** Benefits from 421A and ICAP tax abatements, offering significant savings and increasing the investment's overall profitability.
- **Off-Site Parking:** Potential for off-site parking for 8 cars, adding convenience for tenants and potentially generating additional income.
- **Construction Progress:** The building is approximately 60% complete, providing an opportunity for investors to finish the project and capitalize on the current market demand.



[Chaya Milworn](#)

Northgate Real Estate Group [212.419.8103](#)

## Key Property Information

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Listing Status: Available

Listing Type: Distressed sale

Multifamily type: Mixed-Use

No. of Units: 16

Year Built:	2020
Building Size:	15,561 Sq ft
Lot Size:	6,098.00 Sq ft
No. of Stories:	6
Zoning Code:	M1-2/R6A
Opportunity Zone:	No

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