



THE KAPLAN TEAM  
THE CORCORAN GROUP

# 20 Avenue T

GRAVESEND, BROOKLYN

# PROPERTY OVERVIEW

## 20 Avenue T

**ASKING \$1,695,000**

Turn-key and meticulously maintained, 20 Avenue T is a fully renovated mixed-use property delivered vacant, offering immediate flexibility for investors or end users alike.

The property features a ground-floor commercial space with direct access to a private backyard and full basement with 7'2" ceiling height. Above, two fully renovated, free-market one-bedroom apartments provide strong rental appeal and efficient layouts. With low operating expenses and high rental potential, the property projects to a cap rate over 6% upon stabilization.

Positioned at the crossroads of Gravesend and Bensonhurst, the building sits on a quiet residential block just moments from the vibrant 86th Street commercial corridor. Transportation is exceptional: the D train at 25th Avenue/86th Street is just a half block away, the N train at Avenue T & West 9th Street is approximately a 6-minute walk, and the B1, B3, and B4 buses are all within a half block.

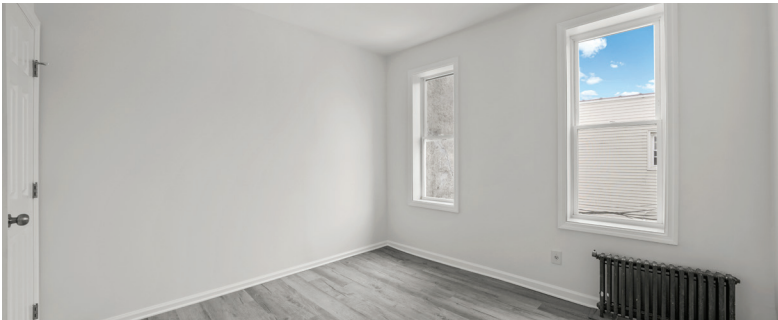
Neighborhood highlights include nearby shopping, restaurants, and local favorites such as L&B Spumoni Gardens just two blocks away.

A rare opportunity to acquire a fully vacant, income-producing asset in one of South Brooklyn's most established and transit-accessible neighborhoods.

### PROPERTY DETAILS

Neighborhood	Gravesend
Borough	Brooklyn
Block / Lot	07092-0009
Lot Dimensions	17.5' x 100'
Lot SF	1,750
Building Dimensions	17.5' x 68'
Building SF	2,318
Zoning	R5B, 28c
Stories	2
Year Built	1931
Residential FAR	1.5
Facility FAR	2
Current FAR	1.32
Landmark District	No
Historic District	No
Annual Tax Bill	\$4,988
Tax Class	1
<b>Commercial Units</b>	<b>1</b>
<b>Residential Units</b>	<b>2</b>





# FINANCIAL ANALYSIS

## Rent Roll

Unit	Status	Bed/Bath	SqFt	Expiration	Actual	Pro Forma	Actual	Pro Forma
Commercial	-	Office / 1 BA	1,000 + Basement	MTM	\$5,000	\$5,250	\$60,000	\$63,000
Res. 1	FM	1 BD / 1 BA	475	Vacant	-	\$2,500	-	\$30,000
Res. 2	FM	1 BD / 1 BA	400	Vacant	-	\$2,300	-	\$27,600
<b>Annual Revenue</b>							<b>\$60,000</b>	<b>\$120,600</b>

## Expenses

Expense	Estimated Annual
Water	\$1,200
National Grid	\$2,700
Insurance	\$4,700
Electric	\$420
Taxes	\$4,988
<b>Annual Expenses</b>	<b>\$14,008</b>

## Net Operating Income

	Actual	Pro Forma
Revenue	\$60,000	\$120,600
Expenses	\$14,008	\$14,008
<b>Annual NOI</b>	<b>\$45,992</b>	<b>\$106,592</b>



# FLOORPLANS



Basement

1st Floor

2nd Floor



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## Chris DelCore

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