

174 15TH STREET BUILDING FOR SALE

SOUTH PARK SLOPE | BROOKLYN

- LOT SIZE: 31' X 105' SEMI-DETACHED
- 5 STORIES (INCLUDING BASEMENT)
- BUILDING SIZE 27' X 90'
- BUILDING SF: 8,400 (OVERBUILT)
- RESIDENTIAL UNITS: 8
- AVERAGE RESIDENTIAL SIZE 1,000
- FAR 2

EXCLUSIVELY
PRESENTED BY

AMIRI
N♥C
REAL ESTATE ADVISORS
corcoran
COMMERCIAL

174 15TH STREET BUILDING FOR SALE SUMMARY

Overview

LOT SIZE	105' X 31'
LOT AREA (SF)	3,246
ZONING	R6B
PROJECT SIZE (SF)	8,407 (Overbuilt)

Unit Breakdown

MARKET RATE	3
RENT STABILIZED *	3
RENT CONTROLLED **	2
TOTAL UNITS	8

Typical Unit Detail

BEDROOMS	2
BATHROOMS	1
SIZE (SF)	1,000

Rent Roll

UNIT #	MONTHLY RENT	LEASE EXP.
1	\$1550*	
2	\$892**	N/A
3	\$4000	4/30/2024
4	\$4250	7/31/2024
5	\$1654*	3/01/2023
6	\$1578*	4/01/2023
7	\$4200	4/01/2024
8	\$389**	N/A
TOTAL MONTHLY	\$18,513	
TOTAL ANNUAL	\$222,156	

* RENT STABILIZED
** RENT CONTROLLED

174 15TH STREET BUILDING FINANCIALS & CAPITAL IMPROVEMENTS

Income & Expenses

USES	MONTHLY	ANNUAL
RENTAL REVENUE	\$18,513	\$222,156
EXPENSES	-\$2,340	-\$28,080
NOI	\$16,173	\$194,076
PROPERTY TAX	-\$1,835	-\$22,029
NET INCOME	\$14,338	\$172,047

Expense Breakdown

USES	MONTHLY	ANNUAL
NATIONAL GRID	\$680	\$8,160
CON EDISON	\$160	\$1,920
WATER	\$300	\$3,600
INSURANCE	\$500	\$6,000
REPAIRS	\$200	\$2,400
BUILDING SUPER	\$500	\$6,000
TOTAL	\$2,340	\$28,080

Cap Rate: 4.9%

Electrical Upgrades

2020

- New building meters and pans in cellar.
- New master panel and disconnect box in cellar
- 6 new panel boxes in units
- New wiring from cellar to unit panels

Boiler Replacement

2020

- Conversion from oil to gas boiler system
- New Building Meter
- Repaired/updates gas lines

Exterior Work

2019 Roof Replacement

- Roof was completely demolished, new insulation, paper and metal flashing installed.
- Coping was replaced as necessary.

2019 Masonry Repair

- Courtyard masonry was spot repointed
- Thoroseal coating application
- Gutter repair/replacement

Unit Renovations (3,4,7,8)

- New flooring
- New appliances
- Plaster repair & Paint
- Tub & Sink Reglazing

174 15TH STREET BUILDING UNIT PHOTOS



174 15TH STREET BUILDING UNIT PHOTOS



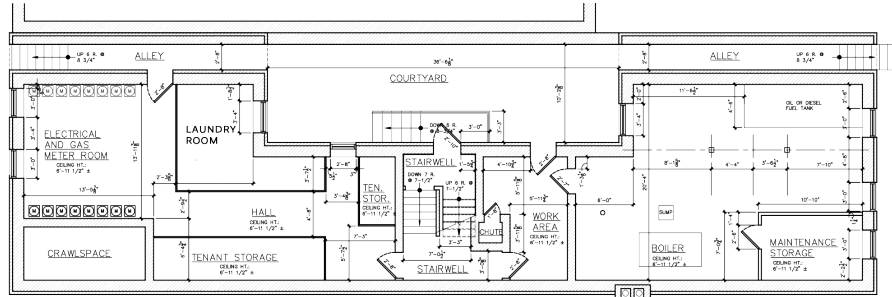
174 15TH STREET BUILDING PHOTOS



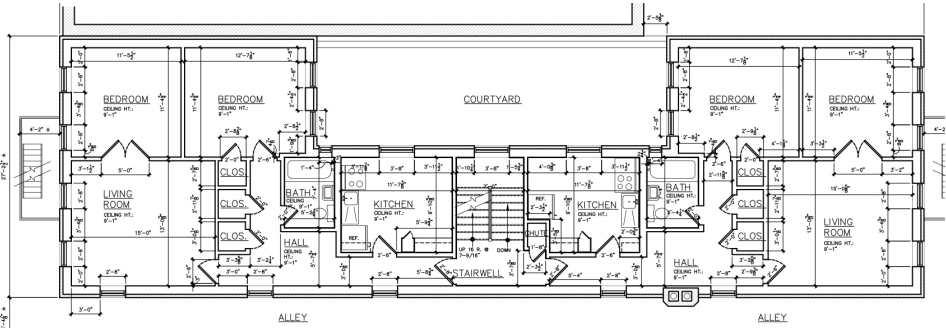
15TH STREET BETWEEN 4TH & 5TH AVE

174 15TH STREET BUILDING FLOORPLAN

15TH STREET

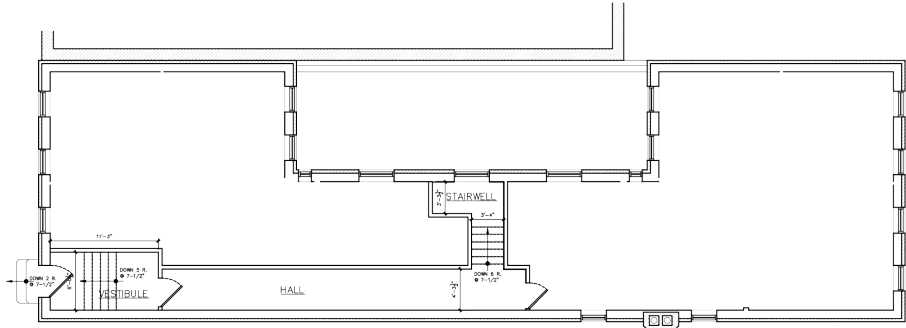


Basement

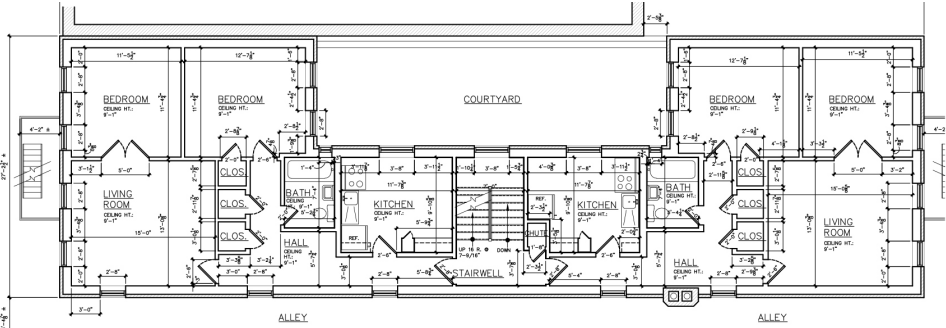


2nd floor: UNIT 6 & 7

15TH STREET

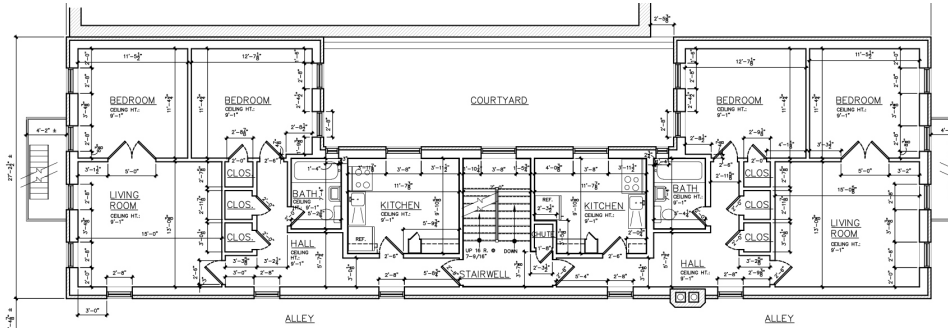


Ground floor: UNIT 1 & 2

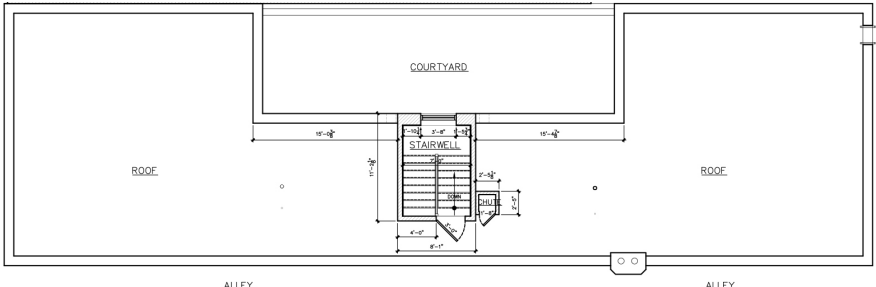


3rd floor: UNIT 7 & 8

15TH STREET

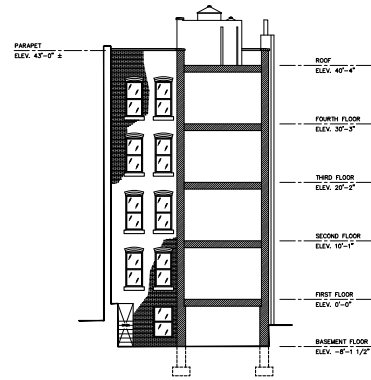


1st floor: UNIT 3 & 4

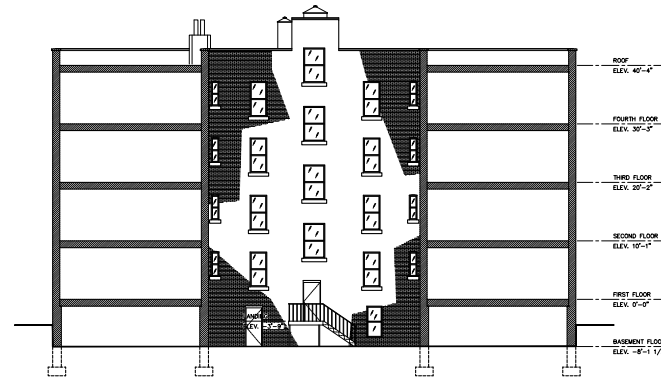


Roof

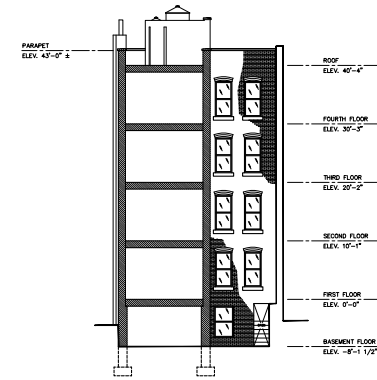
174 15TH STREET BUILDING ELEVATIONS



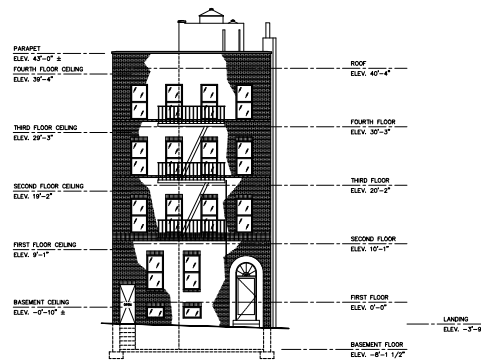
COURTYARD ELEVATION
(15TH STREET, NORTH)



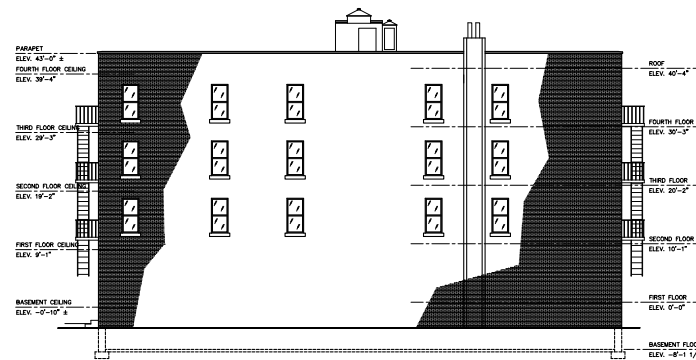
COURTYARD ELEVATION
(5TH AVENUE, EAST)



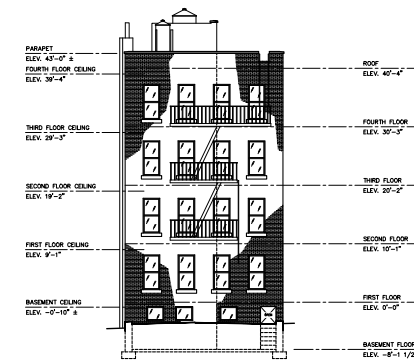
COURTYARD ELEVATION
(16TH STREET, SOUTH)



FRONT ELEVATION
(15TH STREET, NORTH)



SIDE ELEVATION
(4TH AVENUE, WEST)



REAR ELEVATION
(16TH STREET, SOUTH)

174 15TH STREET BUILDING ADDITIONAL PHOTOS



CONTACT

BEHZAD AMIRI

718.810.4012
bamiri@corcoran.com

IG @amirinyc

EXCLUSIVELY
PRESENTED BY

AMIRI
N  C
corcoran
COMMERCIAL

Behzad Amiri

Amiri Team at The Corcoran Group

#1

LARGE TEAM BY VOLUME
IN BROOKLYN

#17

LARGE TEAM BY VOLUME
IN NEW YORK STATE

THE WALL STREET JOURNAL.

2023 RealTrends + Tom Ferry
America's Best Real Estate Professionals

