

371 MENAHAN ST

BROOKLYN, NY 11237

MULTIFAMILY PROPERTY | FOR SALE

FP FOREST PARK
PROPERTIES
REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Six-Family building located in Prime North Bushwick Location. Both First floor units are vacant with legal Marshal evictions. Ideal opportunity for an owner/investor to combine units into a 1320 SF apartment. Income from other 4 apartments is ~ \$36,000.00 per year. Tenants pay own electric and heat. There are new split units. Landlord pays for hot water.

Expenses:

Taxes - \$13,712.00
PLP Electric - \$ 900.00
Gas (Hot Water) \$3,600.00
Insurance: \$7,000.00

OFFERING SUMMARY

Sale Price:	\$999,000
Number of Units:	6
Lot Size:	2,384 SF
Building Size:	3,960 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	7,644	19,429	60,971
Total Population	21,689	53,880	166,641
Average HH Income	\$103,977	\$100,931	\$100,120

PROPERTY HIGHLIGHTS

RAYMOND MORDEKHAI

PRINCIPAL BROKER / PRESIDENT
718.820.1200
RAYMOND@FORESTPARKNY.COM

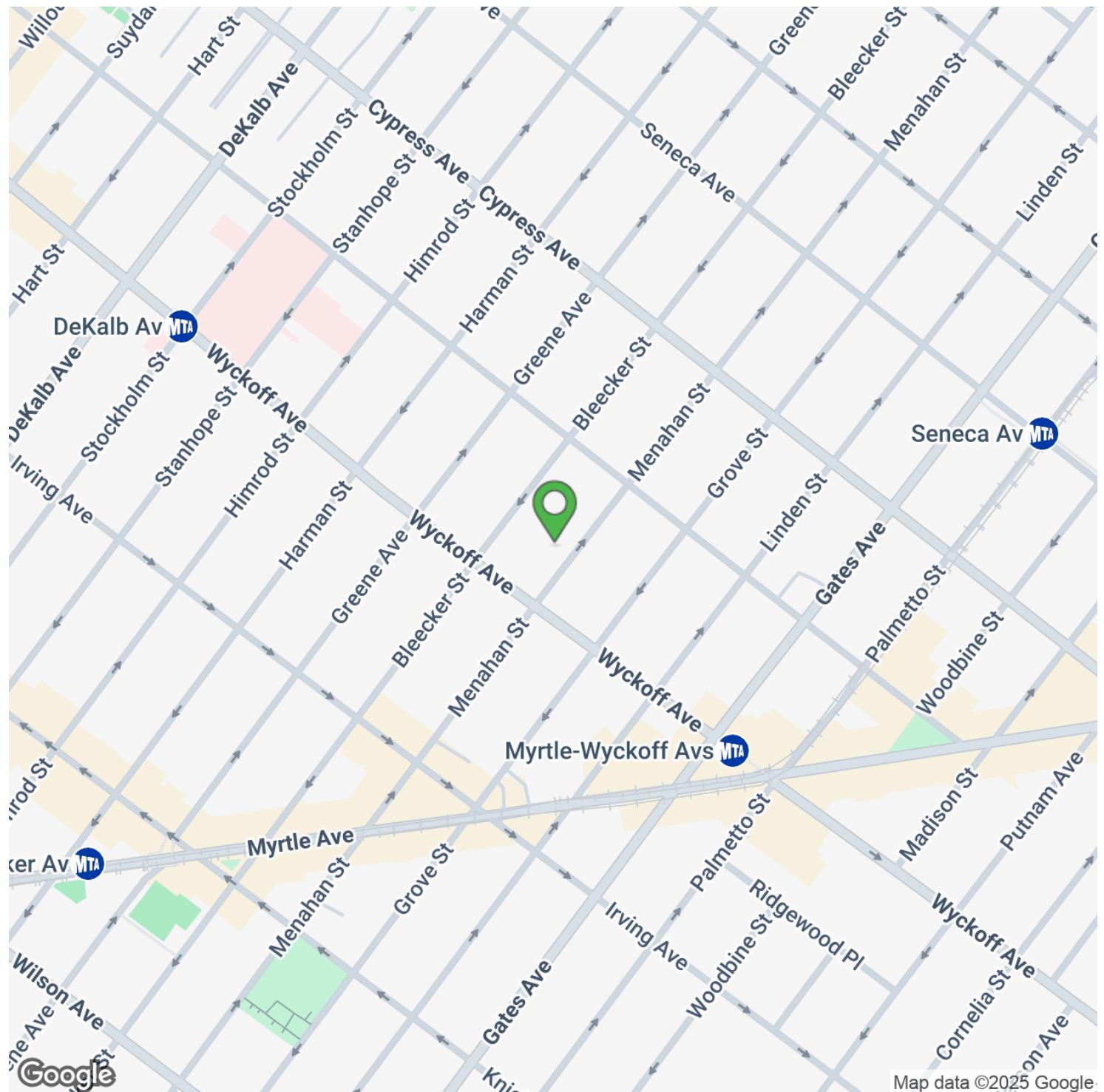
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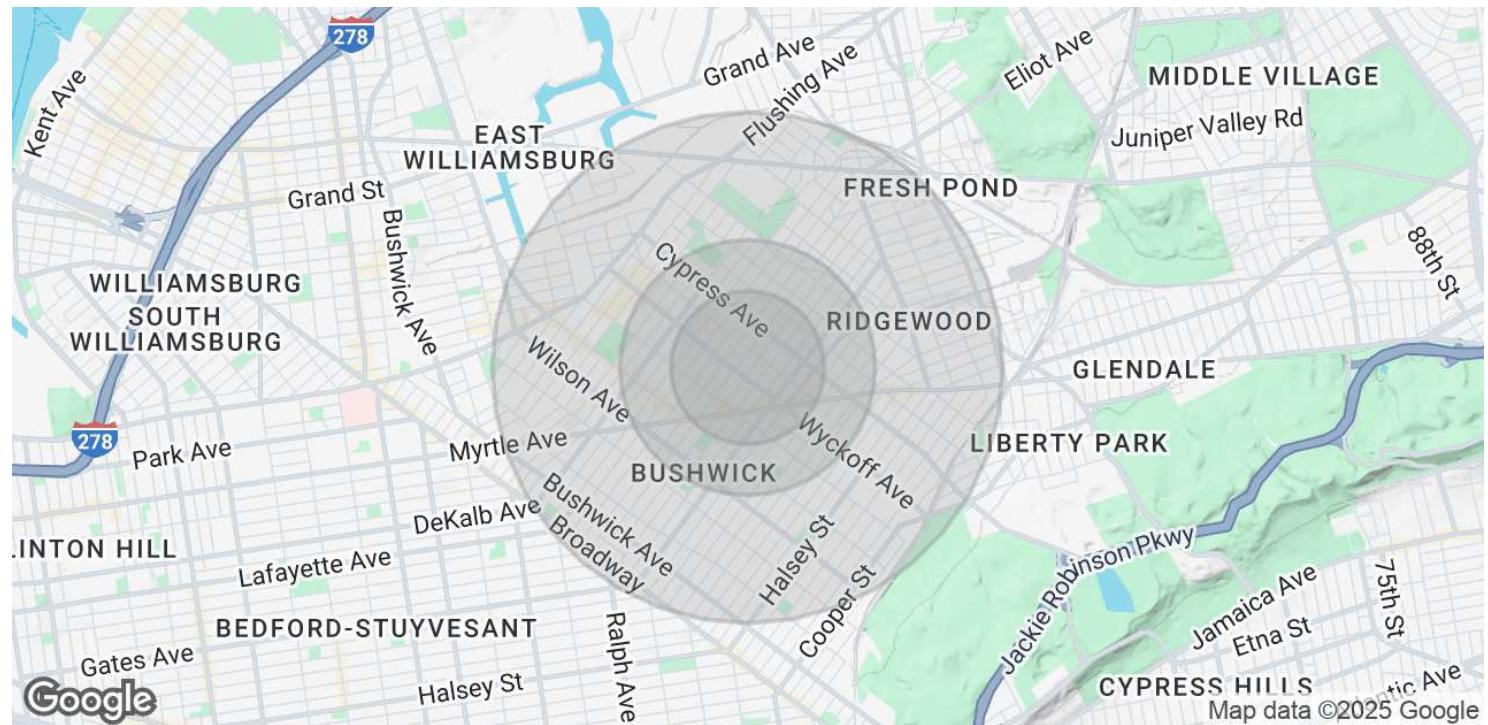
LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	21,689	53,880	166,641
Average Age	35	36	37
Average Age (Male)	35	35	36
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7,644	19,429	60,971
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$103,977	\$100,931	\$100,120
Average House Value	\$1,170,079	\$1,032,195	\$1,045,985

Demographics data derived from AlphaMap

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DEMOGRAPHICS MAP & REPORT