

RETAIL BUILDING FOR SALE

1223 AVENUE U, BROOKLYN NY



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① **SUBJECT PROPERTY**
ASKING \$1,650,000
1223 Avenue U, Brooklyn NY 11229



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② Synopsis:

- \$1,650,000 USD
- Building Size 2,540 SF
- Newly Built Event/Restaurant Space. Multiple floors and fully vented.
- Investor or Owner Occupier Opportunity
- Occupied by a tenant and option to renew the lease or buyer occupy for their own use.



③ Rent Roll / Cap Rate

- CAP RATE: 6.15%
- RENT ROLL:

<u>FROM</u>	<u>THROUGH</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>
10-01-2015	09-30-2016	\$6,300.00	\$75,600.00
10-01-2016	09-30-2017	\$6,489.00	\$77,868.00
10-01-2017	09-30-2018	\$6,683.67	\$80,204.04
10-01-2018	09-30-2019	\$6,884.18	\$82,610.16
10-01-2019	09-30-2020	\$7,090.71	\$85,088.52
10-01-2020	09-30-2021	\$7,516.16	\$90,193.92
10-01-2021	09-30-2022	\$7,741.64	\$92,899.68
10-01-2022	09-30-2023	\$7,973.90	\$95,686.80
10-01-2023	09-30-2024	\$8,213.12	\$98,557.44
10-01-2024	09-30-2025	\$8,459.51	\$101,514.12



④ Additional Images:



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