



14 Stuyvesant Avenue

FOR SALE:

CORNER MIXED-USE
RESIDENTIAL
BUILDING + DETACHED
REAR GARAGE BLDG

APPROX. BUILDABLE
15,522 ZSF

 Douglas Elliman
Commercial





14 Stuyvesant Avenue

INVESTMENT SNAPSHOT:

- MIXED-USED BUILDING
 - 3 TOTAL APARTMENTS (FREE MARKET)
 - 1 RETAIL SPACE
- DETACHED GARAGE - 3 PARKING SPACES
- 6,425 COMBINED BUILDING SQUARE FEET
- CAP RATE 7.0% PROFORMA VALUE
- BUILDING CAN BE DELIVERED VACANT



Financial Overview

INCOME	EXISTING	PROFORMA
GROSS INCOME	\$53,415	\$214,800
EXISTING ANNUAL EXPENSES		
REAL ESTATE TAXES (2021-2022)	\$12,522	\$12,522
INSURANCE	\$2,000	\$2,000
WATER AND SEWER	\$3,120	\$3,120
MAINTENANCE	\$2,000	\$2,000
TOTAL EXPENSES	\$19,642	\$19,642
NET OPERATING INCOME	\$33,773	\$195,158

Rent Roll

RESIDENTIAL / COMMERCIAL

UNIT#	SPACES	BATHS	SF	EXISTING ANNUAL RENT	PROFORMA ANNUAL RENT
#1	2 BR	1 BA	1005	\$15,168	\$39,600
#2	3 BR	1 BA	1004	\$16,632	\$50,400
#3	3 BR	1 BA	997	\$21,600	\$50,400
#4	1 RETAIL	1 BA	1065	VACANT	\$63,600
#5	GARAGE SPACE	0 BA	231	\$2,400	\$3,600
#6	GARAGE SPACE	0 BA	231	\$1,500	\$3,600
#7	GARAGE SPACE	0 BA	231	\$1,500	\$3,600
TOTAL UNITS RENTABLE SF		TOTAL UNITS SF		EXISTING ANNUAL GROSS	MONTHLY RENT
7		4,764		\$53,415	\$4,900
ASKING PRICE			\$2,700,000		

PROPERTY DETAILS:

14 STUYVESANT AVENUE
BROOKLYN, NY 11221

BUILDING SF: 6,425 SF

LOT DIMENSIONS: 40 FT X 100 FT

LOT SIZE: 4,000

BUILDING SIZE: 22 FT X 55 FT

BUILDING SIZE (GARAGE): 25'7 X 27

ZONING: R6B

RESIDENTIAL/COMMERCIAL FAR: 2.00

VACANCY RATE: 50%

YEAR BUILT AND STORIES: 1931/4

RESIDENTIAL FRONTAGE: 40 FT

APPROX. BUILDABLE SF: 15,225

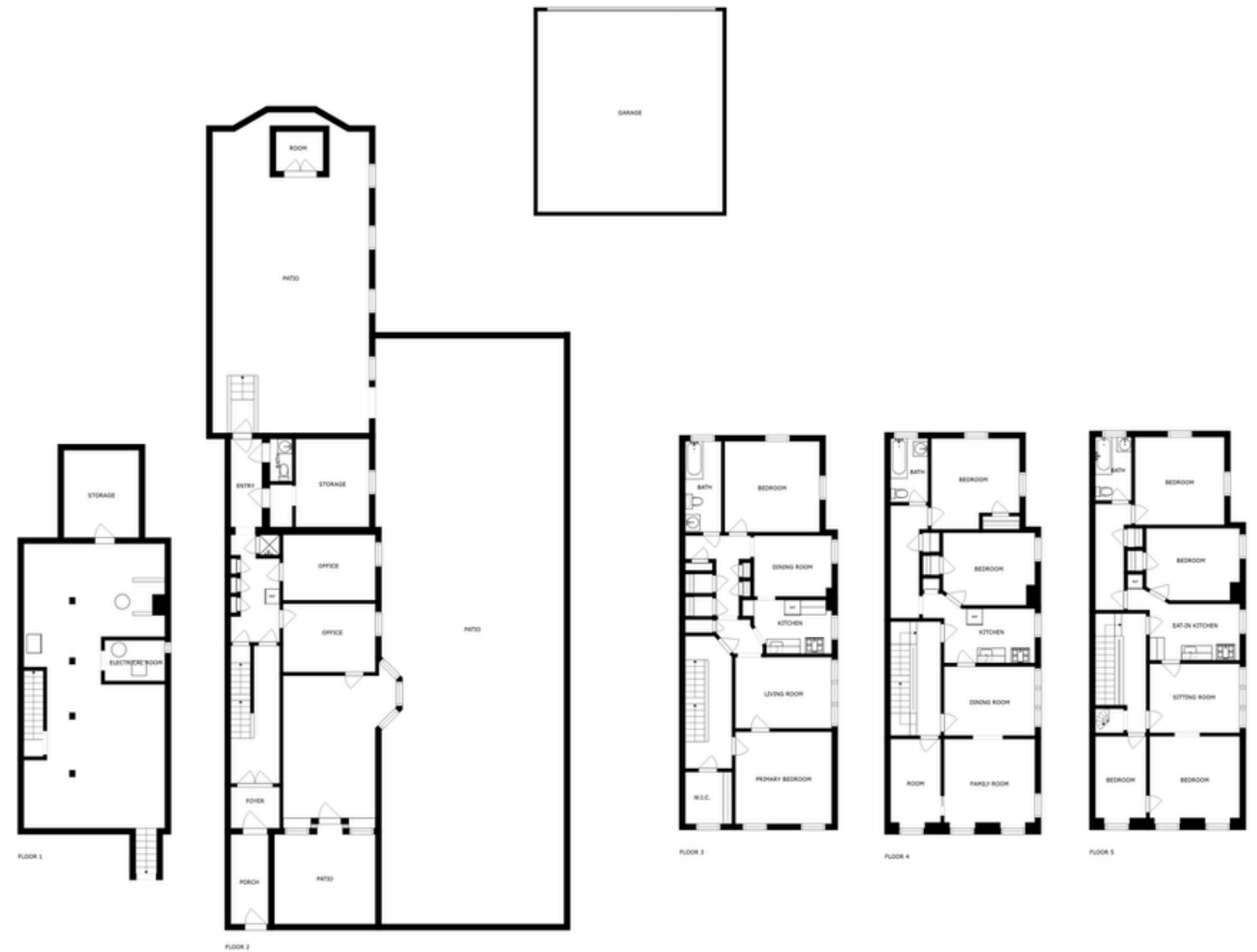
Note: All square feet measurements are approximate

EXECUTIVE SUMMARY:

Douglas Elliman Commercial has been retained on an exclusive basis to arrange for the sale of 14 Stuyvesant Avenue, a 6,425 gross square foot mixed-use property located in prime Bedford Stuyvesant. Ideally suited for developers and end- users seeking to accommodate growth and/or relocation needs. Located on Stuyvesant Avenue (less than a block away from Broadway) the property offers 40 x 100 SF lot providing a total of approx. 15,225 of buildable square feet.

The 4-story property consists of Four (4) Free Market apartments and a ground level retail space. Along with a detached commercial garage located to the rear of the lot, with Three (3) parking spaces. The apartment size ranges from 1000 -1065 square feet. The building can be delivered vacant at closing. The property is ideally suited for a value-add reposition or ground up development.

14 Stuyvesant Avenue is ideally located within the neighborhood of Bedford-Stuyvesant, which continues to experience an economic resurgence and thriving commercial hub. Nearby public spaces including Herbert Von King Park, serve as a community anchor for the rapidly growing population along with the location's proximity to Williamsburg and Manhattan. Nearby distance located shopping centers, restaurants, bars and cafes and the Myrtle Ave and Broadway train (J/M/Z) station. 14 Stuyvesant Avenue represents a unique investment and or user opportunity with significant long- term upside within one of Brooklyn's most popular residential and commercial enclaves.





FOR FURTHER INFORMATION & INSPECTION, PLEASE CONTACT:

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