

8794 15TH AVENUE, BATH BEACH | \$4,180,000

RARE OPPORTUNITY TO PURCHASE A 20-FAMILY BUILDING

ABOUT THE PROPERTY

Rare opportunity to purchase a 20-family building in the Bath Beach section of Brooklyn, NY. This exceptional building, located on a beautiful tree-lined street is incredibly well maintained, located just a few short blocks to Dyker Park, Dyker Golf Course, The Belt Parkway and Poly Prep Schools.

HIGHLIGHTS

Nestled in the heart of Brooklyn, 8794 15th Avenue's prime location offers easy access to top dining, shopping, and entertainment options. Excellent transportation links make commuting a breeze, connecting you to the rest of the city.

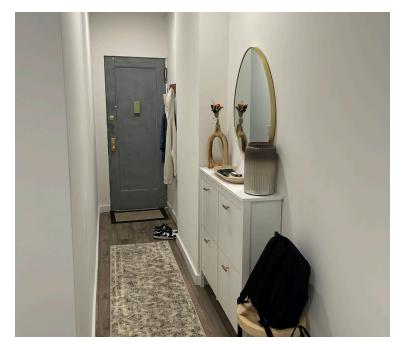
- Three, 3-bedroom apartments
- Eight, 1-bedroom apartments
- Nine, 2-bedroom apartments
- Interior courtyard
- Security/Camera systems
- Most all units have been updated/upgraded
- Clean and dry basement with most mechanical equipment updated in the last 10 years



Details	
Address	8794 15th Avenue, Brooklyn, NY 11228
Square Feet	18,720
Price per SF	\$223.29
Current Cap Rate	4.7%
Zoning	R4
Year Built	1916

Income	
Gross Rent	\$300,000**

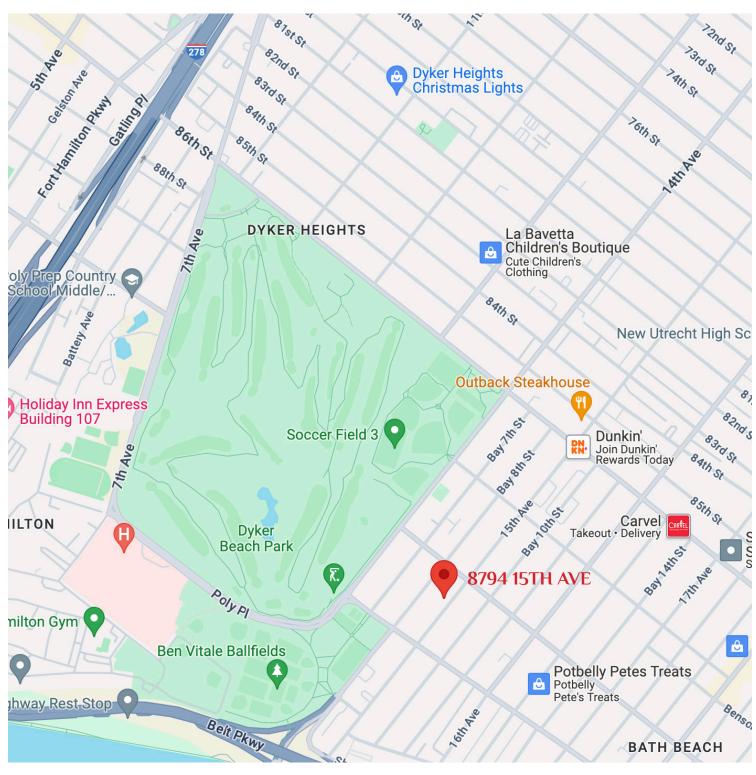
Expenses	
Property Taxes	\$50,611
Fuel	\$19,700
Insurance	\$15,700
Water and Sewer	\$13,200
Electric	\$1,200
Total Annual Expenses	\$100,411













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