



**8794 15th Avenue, Bath Beach**  
Rare Opportunity to Purchase a 20-Family Building

**BOND**  
NEW YORK

# 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**
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## Expenses

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





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