

Prime Bensonhurst Corner Commercial

8234 18th Ave, Brooklyn, NY 11214

\$2,450,000

ASKING PRICE

CAP RATE

5.70%

ANNUAL NOI

\$139,548

ANNUAL INCOME

\$167,400

BUILDING SIZE

3,466 SF

Investment Highlights

- Highly visible corner commercial property in prime Bensonhurst.
- 2-story building with 2 commercial units, 3 garages, private drive and 5 parking spaces.
- Delivered vacant potential - suitable for owner-users and investors.
- M1-1 zoning with potential uses including retail, restaurant, office, healthcare and investment.
- Minutes to 86th Street and 18th Avenue; close to D train and major shopping corridors.

Property Summary

PRICE	\$2,450,000
PROPERTY TYPE	Commercial / Other
NEIGHBORHOOD	Bensonhurst
ZONING	M1-1
STORIES	2
# STORES	2
BUILDING SIZE	3,466 SF
LOT SIZE	23 x 65 / 2,200 SF
BUILDING DIMENSIONS	23 x 60
YEAR BUILT	1919
CEILING HEIGHT	11-15 FT
PARKING	Private Drive / 5 Spaces
BASEMENT	Cellar
UTILITIES	Electric & Gas

Location & Access

Located in the center of prime Bensonhurst, near major shopping centers and minutes from 86th Street and 18th Avenue. The property is close to the D train and sits in an extremely busy commercial area with strong visibility.

Property Photos



Financial Snapshot

ASKING PRICE	\$2,450,000
ANNUAL RENTAL INCOME	\$167,400
MONTHLY RENT AVERAGE	\$13,950
ANNUALIZED NOI	\$139,548
CAP RATE	5.70%
EST. PROPERTY TAX	\$18,364
EST. INSURANCE	\$6,750

Cap rate based on annualized MLS NOI and asking price.

Potential Uses

- Owner-User
- Investor
- Retail
- Restaurant
- Office
- Healthcare

