



### EXPENSES

INSURANCE	\$6,000
WATER	\$4,000
APPROX. ANNUAL TAXES	\$9,380
UTILITIES	\$1,000
FUEL	\$4,500
<b>TOTAL ANNUAL EXPENSES</b>	<b>24,880</b>

### INCOME

UNIT	TYPE	RENT
1L	Barber Shop	\$1,050
1R	STORE/VACANT PROJECTED	\$2,200
1R-REAR	2 Bed-1 Bath	\$1,100
2L	2 Bed-1 Bath	\$664.79
2R	2 Bed-1 Bath	\$950
3L	2 Bed-1 Bath	\$1,045
3R	2 Bed-1 Bath	\$911.67
MONTHLY INCOME		\$7,921
<b>TOTAL ANNUAL INCOME</b>		<b>\$95,058</b>

### ASKING PRICE:

**\$1,338,888**

**5- RESIDENTIAL UNITS**  
**2- COMMERCIAL UNITS**

For More Information Please Contact:

**JOSEPH V. CRIFASI**

Licensed Real Estate Broker

**Cell: 718-930-0040**

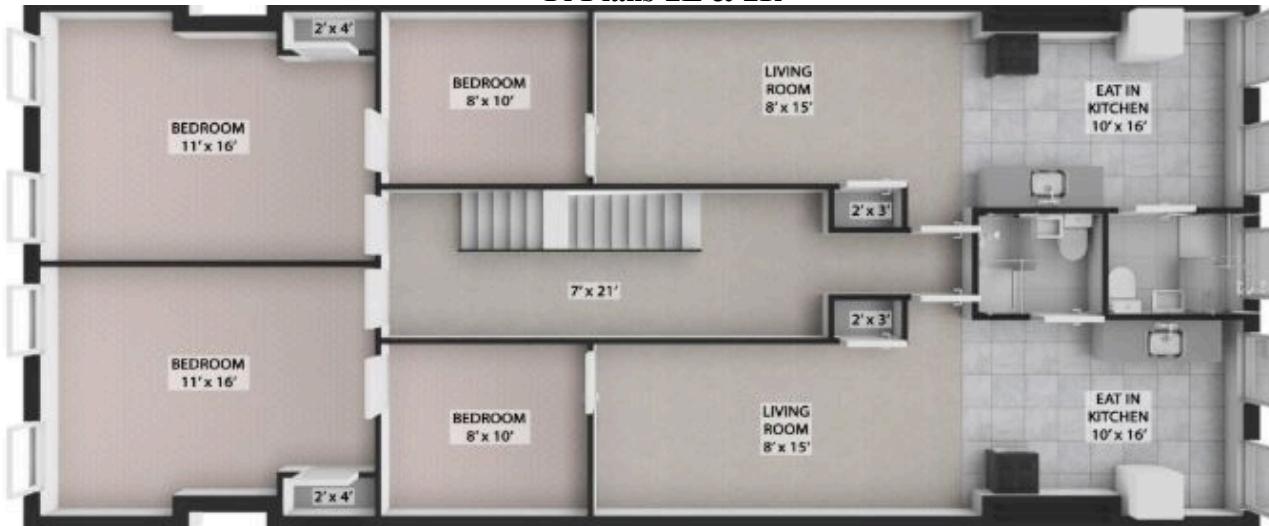
**Email: [joe@crifasi.com](mailto:joe@crifasi.com)**

**Fl Plans-Comm. Spaces Left & Right  
1<sup>st</sup> Fl Rear Apartment**

**15-36 Gates Ave.  
Ridgewood NY**



**Fl Plans-2L & 2R**



**Fl Plans-3L & 3R**



**Fl Plans-BSMT**



## PROPERTY FEATURES

ADDRESS:	15-36 GATES AVE.
COUNTY:	KINGS
MARKET:	BUSHWICK
TAXES:	\$9,380
APPROX. BLDG. SF/SIZE	3,900 / 25 X 52
APPROX. LOT SF/SIZE	2,500 / 25 X 100
# OF RESIDENTIAL UNITS	5
# OF COMMERCIAL UNITS	2
YEAR BUILT	1931
NUMBER OF PARCELS	1
ZONING TYPE	R6
BUILDING CLASS	S9
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	3
CONSTRUCTION	BRICK
HEATING	GAS
BASEMENT	FULL FINISHED

## FINANCIAL SUMMARY

Price: \$1,338,888

Price PSF: \$343.00

## MIXED USE BUILDING

5 Residential Units &  
2 Commercial Units

Prime opportunity in the heart of Bushwick! This three-story mixed-use building features 2 commercial units and 5 residential units, offering strong income potential in one of Brooklyn's most vibrant neighborhoods. One of the commercial units will be delivered vacant on title, providing flexibility for owner-use or new tenancy. Located approx. two blocks to the L & M subway lines. This property offers unbeatable convenience and accessibility

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