

MIXED-USE BUILDING FOR SALE

Exclusive Listing / Commercial Acquisitions Inc.



240 AVENUE U, BROOKLYN, NY 11223

Btw Van Sicklen St & W 5th St

ASKING PRICE

\$2,099,000

SIZE

3,520 SF

BUILDING - 20'x96'

LOT - 20'x100'

BLOCK & LOT

07122-0015

ZONING

R5, C1-3

PROPERTY TAX

\$31,299

Highlights: Prime Gravesend Location 2 Residential Apartments (3br & 1br) (1,600 SF Combined)
1st Fl Commercial Space Delivered Vacant (1920 SF) Surrounded By Major Businesses

PROPERTY OVERVIEW

240 Avenue U presents a **mixed-use building for sale** in a highly active Brooklyn retail corridor. The property features a **ground-floor commercial space delivered vacant (1920 SF)**, creating an excellent opportunity for an **owner-user** seeking immediate occupancy while benefiting from additional residential income.

The **second floor (1,600 SF)** consists of a **3-bedroom apartment in the rear currently paying \$2,348/month** and a **1-bedroom apartment in the front paying \$1,800/month**, providing stable in-place cash flow.

EXCLUSIVE BROKER

Arsen Atbashyan

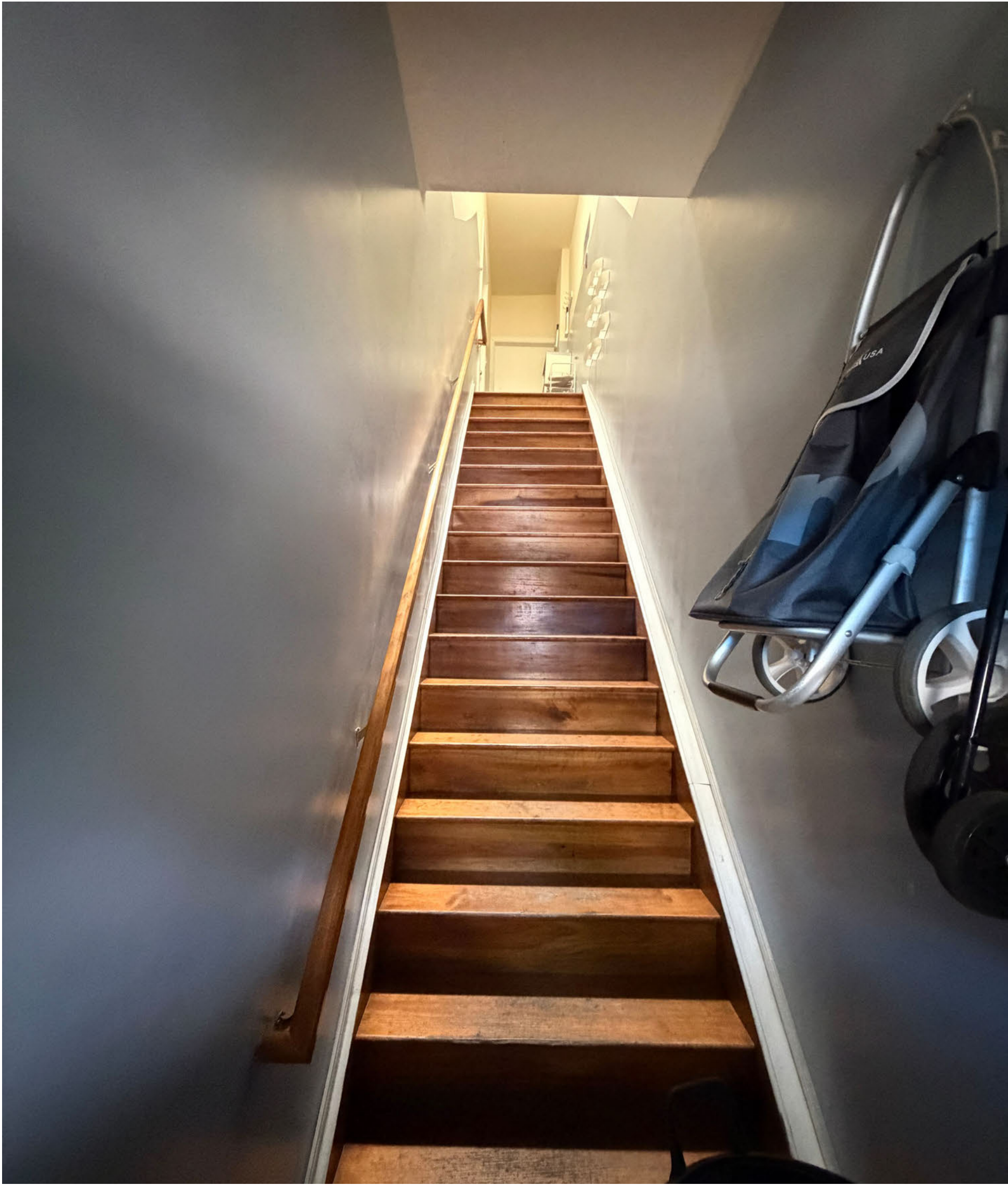
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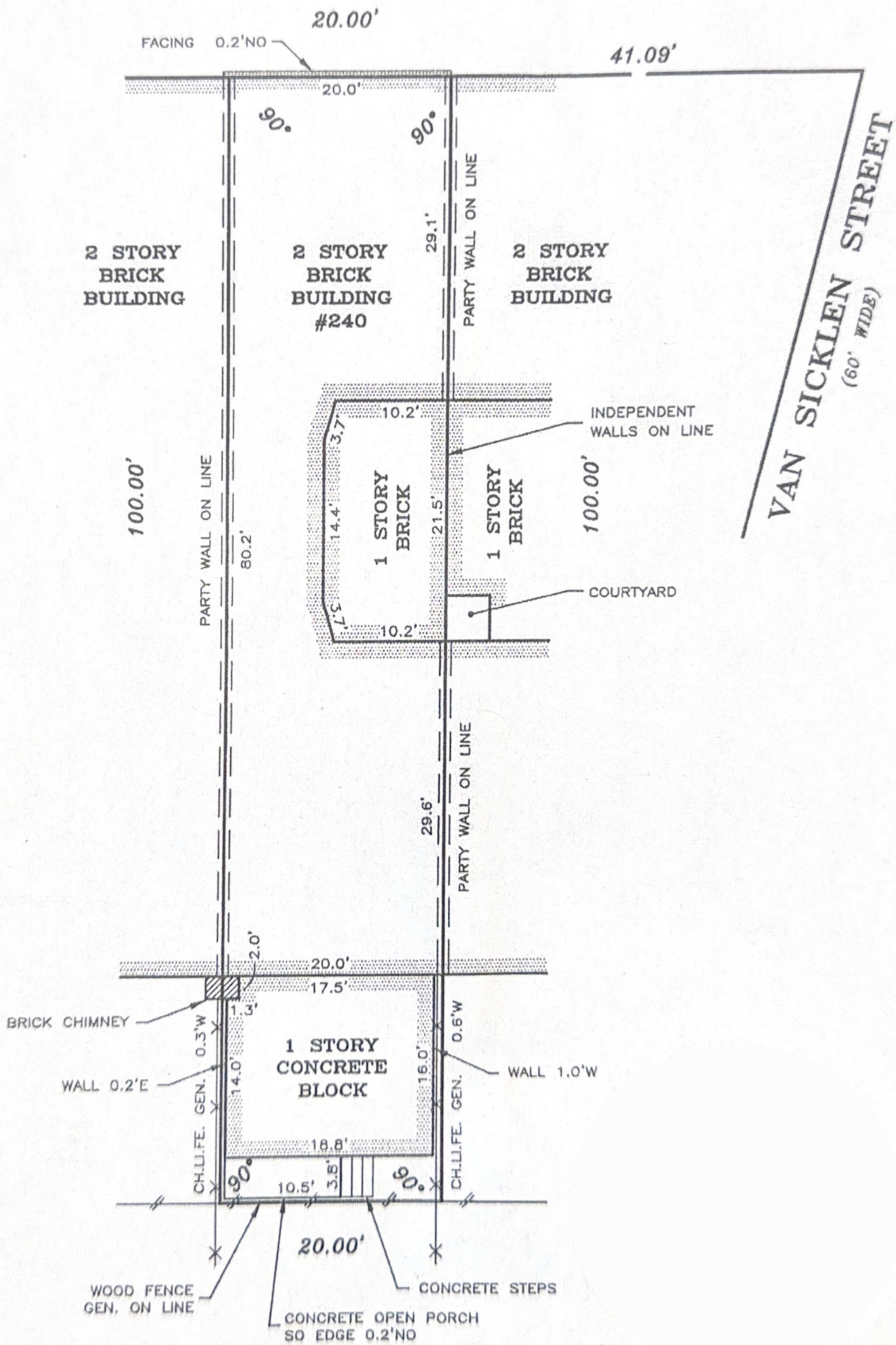
INCOME / EXPENSES

RENTAL INCOME	MONTHLY RENT	LEASE TO
1. COMMERCIAL 1ST FLOOR (1,920 SF)	\$0	VACANT
2. 1BR APT (FRONT)	\$1,800	05/31/2028
3. 3BR APT (REAR)	\$2,348	10/31/2026
TOTAL	\$4,148	

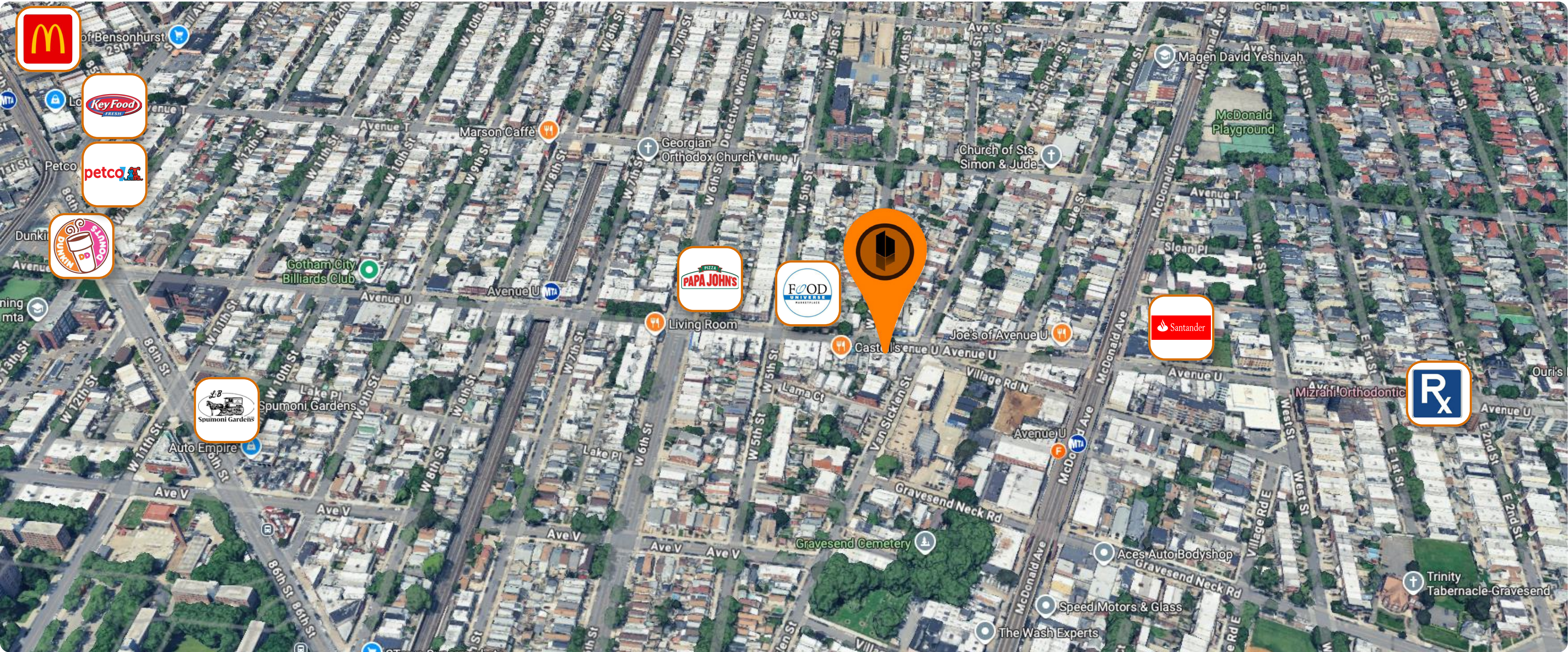
EXPENSES	
INSURANCE	\$7,000
HEAT	\$5,000
WATER	\$2,000
TAXES	\$31,299
TOTAL	\$45,299

ASKING PRICE	\$2,099,000
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AREA MAP



TRANSIT ACCESS

- SUBWAY

N, F - Lines
- BUS

B3, B1
- CAR

Close access to McDonald Ave

TRAFFIC ANALYSIS

- Foot Traffic:

~10,000 - ~14,000 pedestrians/day
- Traffic Type:

50% local residents

35% commuters

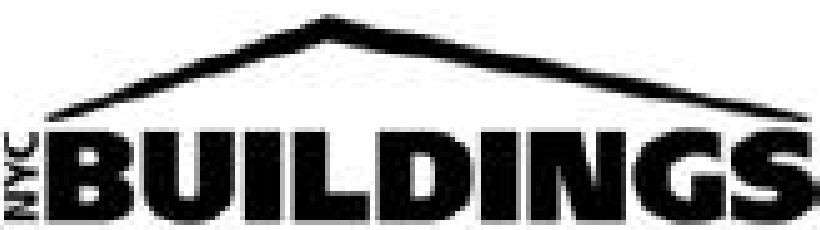
15% destination traffic

STREET VIEW



LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.



Certificate of Occupancy

CO Number: 301977528F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified.

Table with 3 columns: Borough, Address, Building Identification Number (BIN); Block Number, Lot Number(s), Building Type; Certificate Type, Effective Date.

For zoning lot metes & bounds, please see BISWeb.

Table with 2 columns: Classification (Construction, Building Occupancy Group, Multiple Dwelling Law); Details (2-B, E, None; Number of stories, Height, Number of dwelling units).

Table with 1 column: Fire Protection Equipment; Value: None associated with this filing.

Table with 1 column: Type and number of open spaces; Value: None associated with this filing.

Table with 1 column: This Certificate is issued with the following legal limitations; Value: None.

Table with 8 columns: Floor From To, Maximum persons permitted, Live load lbs per sq. ft., Building Code habitable rooms, Building Code occupancy group, Zoning dwelling or rooming units, Zoning use group, Description of use. Includes rows for CEL, 001, 002, and END OF SECTION.

Handwritten signature of Borough Commissioner

Borough Commissioner

Handwritten signature of Commissioner

Commissioner