



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE**



**1797 FLATBUSH AVENUE**

**BROOKLYN, NY 11210**

**3,300 Sq. Ft.  
Fully Renovated  
Mixed-Use  
Property**

On Prime Flatbush Avenue

Type  
**Mixed-Use**



SQUARE FOOT

**3,300<sub>RSF</sub>**



ZONING

**R5, C2-2**



PARCEL ID

**7618**

BLOCK



**29**

LOT

PRICE

**Upon Request**

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

# Property Overview

## Features

- **Lot Size:** 1,920 Sq. Ft.
- **Lot Dimensions:** 20' x 96'
- **Building Size:** 3,300 Sq. Ft.
- **Building Dimensions:** 20' x 55'
- **Ground Floor:**  
1,100 Sq. Ft. Retail  
600 Sq. Ft. Extension
- **2nd Floor:** 1,100 Sq. Ft.
  - 3 Bedrooms
  - 2 Bathrooms
- **3rd Floor:** 1,100 Sq. Ft.
  - 3 Bedrooms
  - 2 Bathrooms
- Fully Functional 10' Basement
- Fully Renovated in 2020

**NOI:** \$120,975

## FINANCIAL INFORMATION

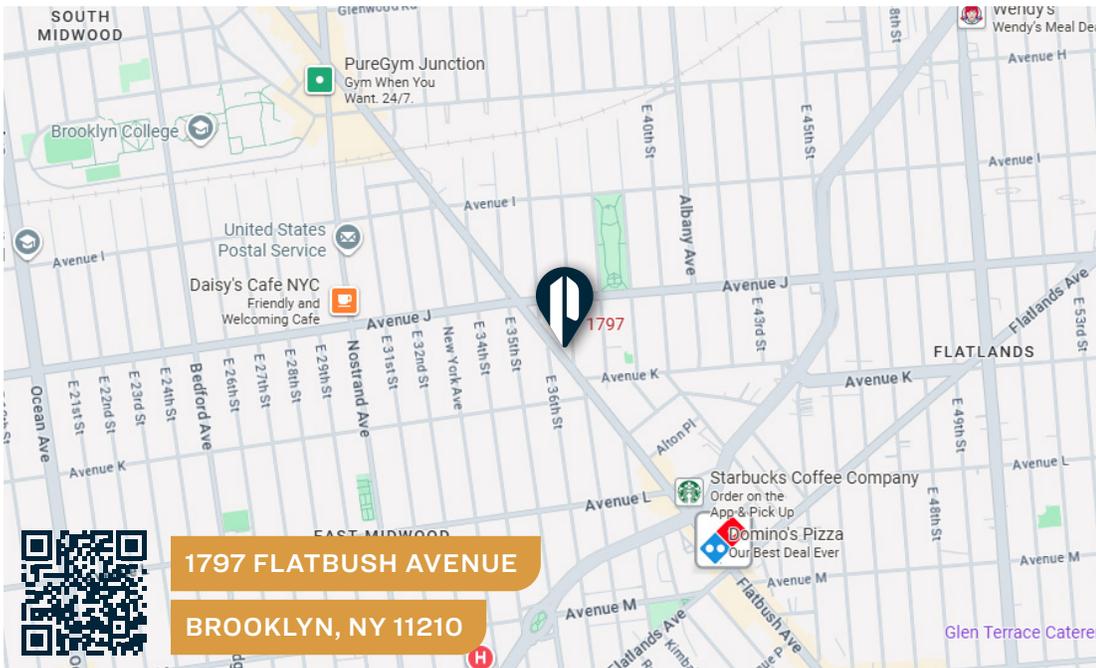
### MONTHLY INCOME

LEASE EXPIRATION

RETAIL	\$5,850	11/2026
RESIDENTIAL 1ST FLOOR	\$2,900	
RESIDENTIAL 2ND FLOOR	\$2,900	
GROUND FLOOR—600 SQ. FT. VACANT	\$0	
BASEMENT (USABLE FOR STORAGE) VACANT	\$0	
<b>TOTAL ANNUAL INCOME</b>	<b>\$139,800</b>	

### EXPENSES

REAL ESTATE TAXES	\$9,525
INSURANCE	\$6,000
MAINTAENANCE	\$3,000
<b>TOTAL</b>	<b>\$18,525</b>



### TRANSPORTATION

- 2 5** FLATBUSH AVE/  
BROOKLYN  
COLLEGE
- KINGS HIGHWAY  
BELT PARKWAY  
LINDEN BLVD
- B41:  
FLATBUSH AVE/  
BROOKLYN AVE  
BM1: AVE K/  
E 38 ST



**1797 FLATBUSH AVENUE**

**BROOKLYN, NY 11210**



718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

## FLOOR PLAN

## PICTURES

### SECOND FLOOR



LIVING/DINING ROOM



KITCHEN

PICTURES



PRIMARY BEDROOM



BEDROOM



BATHROOM



BEDROOM



34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS  
PROPERTY CONTACT EXCLUSIVE AGENT:



**NECHAMA LIBEROW**  
Associate Broker  
[nliberow@pinnaclereny.com](mailto:nliberow@pinnaclereny.com)  
718-371-6420