



3041 Avenue U

3041 Avenue U, Brooklyn, NY 11229



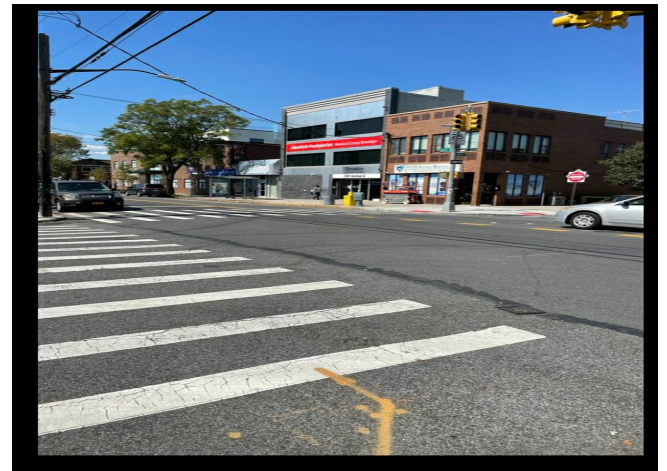
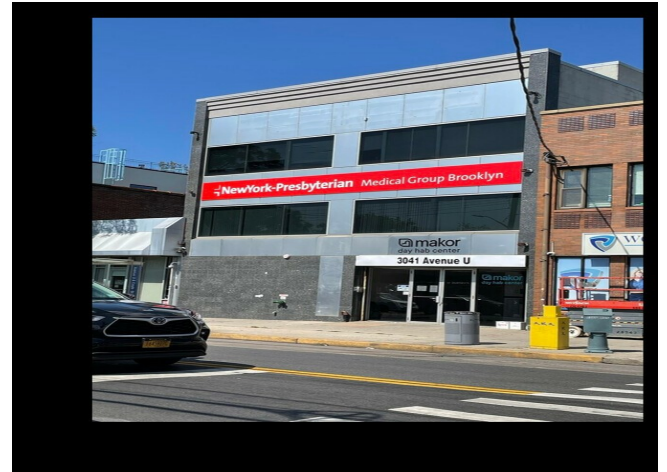
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3041 Avenue U

\$5,500,000

Prime investment opportunity. Fully occupied office building for sale...

- Plenty of on street parking
- Lots of natural light
- 38 feet of frontage on Avenue U
- 100% Leased Office Building



Price:	\$5,500,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment
Cap Rate:	5.14%
Lot Size:	0.10 AC
Rentable Building Area:	15,000 SF
Rentable Building Area:	12,000 SF
No. Stories:	4
Year Built:	2009
Tenancy:	Multiple
Parking Ratio:	0/1,000 SF
Zoning Description:	R4, C1-2, Commercial
APN / Parcel ID:	07339-0041

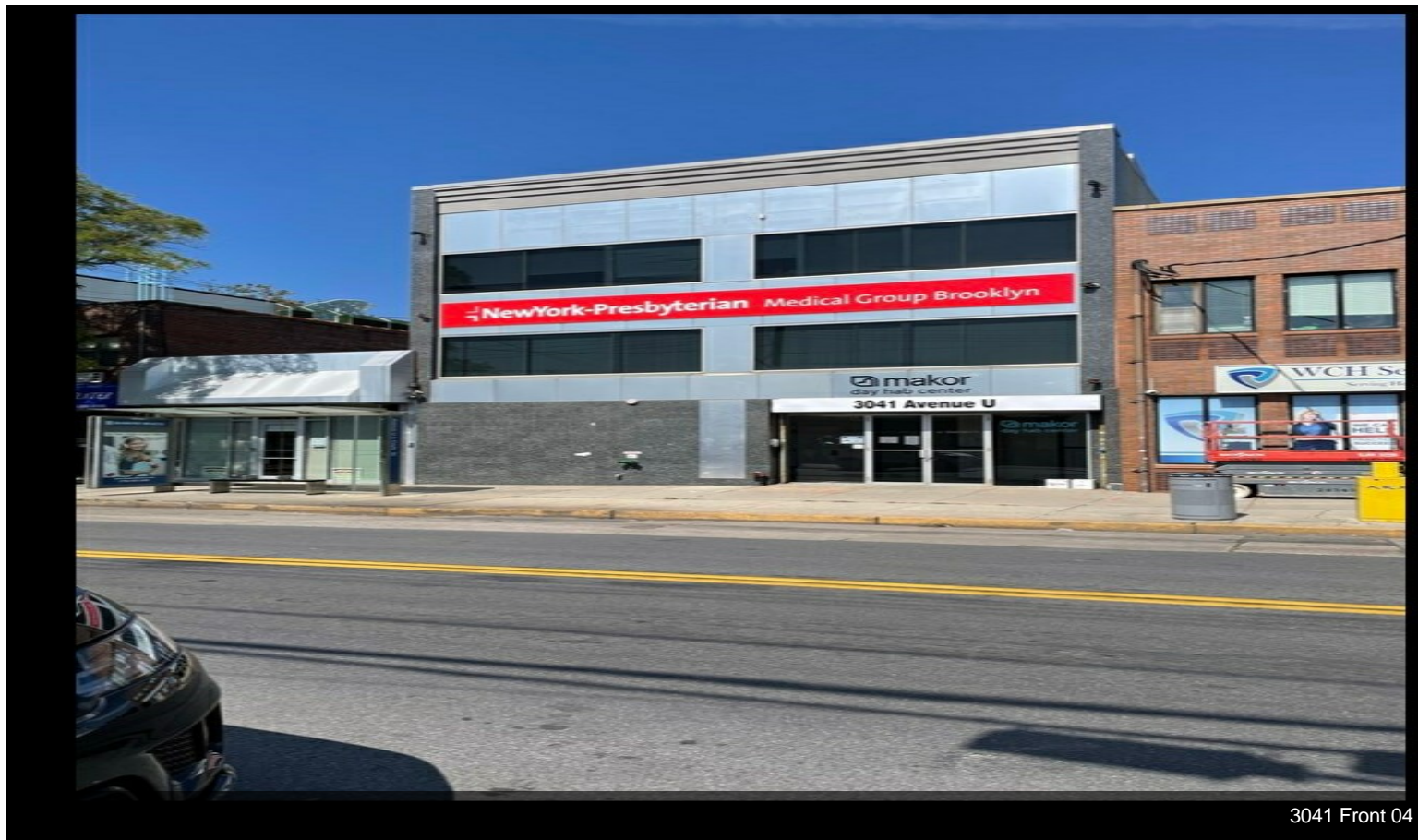
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Contemporary Orthopedics PLLC	3,000	
Makor Care & Services Network	3,000	
Metro PT Specialists	3,000	
NY Presbyterian Hospital	3,000	



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Property Photos



3041 Front 04



3041 Lobby 01

Property Photos



3041 Lobby 03



3041 Lobby 02



Zoning and Land Use

- Tax Lots
- Zoning Districts
 - Commercial Districts ■
 - Manufacturing Districts ■
 - Residence Districts ■
 - Parks ■
 - Battery Park City ■
- Commercial Overlays
 - C1-1 through C1-5
 - C2-1 through C2-5

Basemaps

- Subways —
- Building Footprints

3041 AVENUE U, 11229

TAX LOT | BBL 3073390041

Brooklyn (Borough 3) | Block 7339 | Lot 41

Zoning District: R4 C1-2

INTERSECTING MAP LAYERS :

[Coastal Zone](#)

ZONING DETAILS:

- [Digital Tax Map](#)
- [Zoning Map: 29a \(PDF\)](#)
- [Historical Zoning Maps \(PDF\)](#)

Owner	CONEY PROPERTY LLC
Land Use	Commercial & Office Buildings
Lot Area	4,226 sq ft
Lot Frontage	38.33 ft
Lot Depth	110.25 ft
Year Built	1925
Year s Altered	2006 , 2006
Building Class	Office Buildings - Office Only – 2-6 Stories (O2)
Number of Buildings	1
Number of Floors	3
Gross Floor Area	12,000 sq ft
Total # of Units	4
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Brooklyn Community District 15
City Council District	Council District 46
School District	22
Police Precinct	61
Fire Company	E321
Sanitation Borough	3
Sanitation District	15
Sanitation Subsection	2E

**3041 Ave U
P&L / NOI
2021 thru 2023**

	Jan - Dec 21	Jan - Dec 22	Jan - Mar 23	Expected Jan Dec 23
Rental Income	303,315.65	312,821.69	80,068.23	322,152.00
Total Income	303,315.65	312,821.69	80,068.23	322,152.00
Insurance Expense	2,407.03	4,281.72	1,128.54	4,281.72
Janitorial Services	1,440.00	1,440.00	360.00	1,440.00
Elevator Maintenance	1,640.00	1,310.00	550.00	1,310.00
Fire Sprinkler Maintenance	1,110.52	1,110.52	0.00	1,110.52
Verizon - Elevator & Sprinkler Lines	3,722.62	3,417.44	573.95	3,417.44
Property Tax NYC **	50,989.86	70,129.48	0.00	50,989.86
Electric	4,930.78	5,101.06	1,418.40	5,101.06
Gas	1,989.42	2,308.18	1,126.50	2,308.18
Water & Sewer	2,572.94	3,240.35	456.61	3,240.35
Waste Removal	4,964.71	5,644.08	1,411.02	5,644.08
Total Expense	75,767.88	97,982.83	7,025.02	78,843.21
Net Ordinary Income	227,547.77	214,838.86	73,043.21	243,308.79
Cap Rate at \$5,500,000 = 4.42%				
Cap Rate at \$5,000,000 = 4.87%				
3041 Avenue U Brooklyn NY 11229, Lot Size 38x110, Interior is approx 12,000 sq ft spread out over 4 floors 4 Offices each occupying their respective floor, approx 3000 sq ft each				
Each tenant space has individual gas and electric meters				
** The 2022 Property Tax Reduction Reassessment is in process				
Lease Expiration Dates:				
Tenant #1: 08/2028				
Tenant #2: 09/2027 with Renewal to 09/2032				
Tenant #3: 10/2024 with Renewal to 10/2029				
Tenant #4: 11/2024 with Renewal to 11/2029				

Profit & Loss
January 2022 through March 2023

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	Jan 23	Feb 23	Mar 23	TOTAL
Rental Income	25,894.33	25,803.03	26,016.81	26,087.44	25,921.96	25,751.59	25,936.59	26,020.81	20,719.22	31,546.75	26,539.07	26,584.09	26,711.19	26,741.48	26,615.56	392,889.92
Total Income	25,894.33	25,803.03	26,016.81	26,087.44	25,921.96	25,751.59	25,936.59	26,020.81	20,719.22	31,546.75	26,539.07	26,584.09	26,711.19	26,741.48	26,615.56	392,889.92
Insurance Expense	381.07	381.07	381.06	381.06	381.06	0.00	0.00	871.68	376.18	376.18	376.18	376.18	376.18	376.18	376.18	5,410.26
Janitorial Services	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,800.00
Elevator Maintenance	0.00	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	760.00	0.00	0.00	550.00	0.00	1,860.00
Fire Sprinkler Maintenance	0.00	0.00	277.63	0.00	0.00	277.63	0.00	0.00	277.63	0.00	0.00	277.63	0.00	0.00	0.00	1,110.52
Verizon - Elevator & Sprinkler Lines	283.83	0.00	283.83	286.93	565.08	282.99	286.51	286.93	0.00	286.72	569.62	285.00	0.00	286.87	287.08	3,991.39
Property Tax NYC	0.00	0.00	0.00	0.00	0.00	35,423.76	0.00	0.00	0.00	0.00	0.00	34,705.72	0.00	0.00	0.00	70,129.48
Electric	335.91	545.22	311.65	381.07	386.71	431.01	423.11	421.18	494.44	474.77	410.52	485.47	445.57	533.15	439.68	6,519.46
Gas	251.20	336.18	347.25	285.67	166.09	127.92	101.40	80.18	88.22	89.99	152.43	281.65	408.75	354.84	362.91	3,434.68
Water & Sewer	350.43	138.05	382.28	541.57	307.95	148.67	403.52	333.07	122.51	167.06	211.60	133.64	133.64	211.60	111.37	3,696.96
Waste Removal	470.34	470.34	470.34	470.34	470.34	470.34	470.34	470.34	470.34	470.34	470.34	470.34	470.34	470.34	470.34	7,055.10
Total Expense	2,192.78	2,540.86	2,574.04	2,466.64	2,397.23	37,282.32	1,804.88	2,583.38	1,949.32	1,985.06	3,070.69	37,135.63	1,954.48	2,902.98	2,167.56	105,007.85
Net Ordinary Income	23,701.55	23,262.17	23,442.77	23,620.80	23,524.73	-11,530.73	24,131.71	23,437.43	18,769.90	29,561.69	23,468.38	-10,551.54	24,756.71	23,838.50	24,448.00	287,882.07
Net Income	23,701.55	23,262.17	23,442.77	23,620.80	23,524.73	-11,530.73	24,131.71	23,437.43	18,769.90	29,561.69	23,468.38	-10,551.54	24,756.71	23,838.50	24,448.00	287,882.07