

2063  
ATLANTIC AVENUE  
BROOKLYN, NY

FOR SALE



### PROPERTY INFORMATION

- 2 Units
- 2315 SQFT
- Zone R5
- Easy access to the following  
Trains A, C, L, J, Z & LIRR

Get two commercial properties for the price of one! This listing includes an upstairs office space to rent out, as well as a tire shop and retail store on the ground level. Office space has a separate entrance. Ground level has a retail store and bay area boasting 12' ceilings for trucks, including a symmetric lift for easy automotive repairs. Both units are individually metered to structure separate leases with ease. Property sold vacant with an annual rent potential of \$92,560-\$113,000 (Costar est.). Projected 8.6% cap rate. Centrally located near highways and on high trafficked street for maximum exposure. Maintain current use or consider repurposing for storage purposes, capitalizing on nearby access to the Jackie Robinson Parkway, Interstates 278 & 678 and JFK airport. BEST PART is that owners are willing to offer seller finance now so your clients can secure lower capital costs later.

### CONTACTS

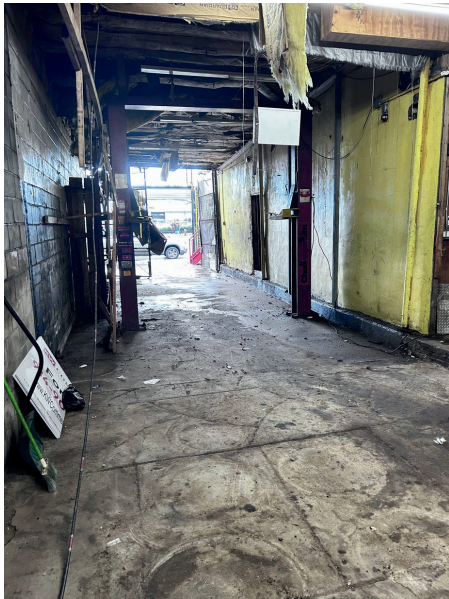
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2063 ATLANTIC AVENUE, BROOKLYN, NY

2314 SQFT - FOR SALE

ASKING PRICE \$1,190,000



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