

### 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 seperate 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

PAUL MOULINS Managing Director | Associate Broker PMoulins@kw.com C: 914-714-3777 KEVIN MURPHY Licensed Real Estate Salesperson Kevin-Murphy@kw.com C: 917-532-7077

# 2063 ATLANTIC AVENUE, BROOKLYN, NY 2314 SQFT - FOR SALE

### **ASKING PRICE \$1,190,000**









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