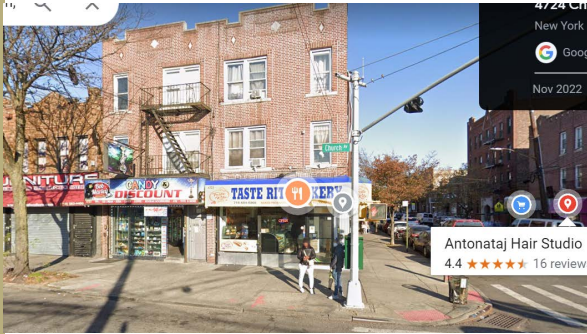


Investment Property For Sale in Flatbush Section of Brooklyn, NY 11203

4721-4723 Church Avenue, Brooklyn, Price: For Sale \$5.200,000

COMMERCIAL

(21)



PROPERTY HIGHLIGHTS: Prime Corner Location

Building Size: 10,400 Sq Ft.
Lot Size: 3,720 Sq Ft, 40 X 93, 3 Story
Building: 8 Apts and 3 Stores, All
Apartments are Free market.No rent
Control.



Store #1: Corner Bakery \$7,576 lease till
6/2030
Store #2: Smoke Shop \$5,409 lease till
3/2030

Store#3: Church \$2,784 8-2025/ All stores
have 3 % increases per annum

2/1 Bed Apts, 4/2 bed Apts, 2/3 Bed Apts/

1Bed Apt: \$2,484 , Sec 8, 1 Bed Apt:
\$2,057 , Sec 8, 2 Bed Apt: \$2,762, Sec 8, 2
Bed Apt: \$2,762, 2 Bed Apt: \$2,762 , Sec 8,
2 Bed Apt: \$2,762, Sec 8, 3 Bed Apt/ 2 Bath:
\$3,084,
3 Bed Apt/ 2 Bath: \$3,220, all apartments
have their own heating, air conditioner, and
hot water tanks.

PROPERTY INFORMATION:

Tax: \$77,075, Insurance: \$9,000, Electric:
\$1,500 Water: \$6,800 Repairs: 8,000,
Payroll: \$8,000 Heat, AC, Gas: Tenants Pay
GOI: \$451,944.00 NOI: \$355,063.00

Cap Rate: 6.8

CENTURY 21

Commercial

Mizrahi Realty

We know the Boroughs

Samuel Mizrahi

Broker Associate

President Commercial Division

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