

# SALE

**5024 10TH AVE # M1**

5024 10th Ave # M1 Brooklyn, NY 11219



**SALE PRICE**

**\$699,000**

**Joseph T. Hamdan**  
(718) 921-3100

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(718) 921-3100

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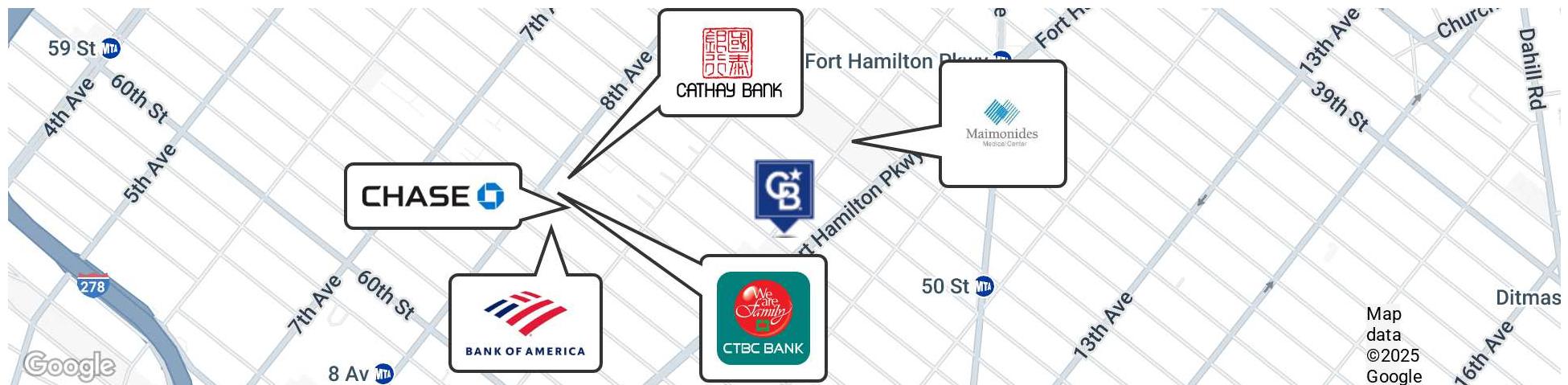


**COLDWELL BANKER  
COMMERCIAL**  
RELIABLE  
REAL ESTATE

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## MEDICAL CONDO FOR SALE 1,755 SF - BOROUGH PARK

5024 10th Ave # M1 Brooklyn, NY 11219



## PROPERTY DESCRIPTION

Prime Medical Office Condo in Borough Park Presenting a rare opportunity to acquire a 1,755 sq ft medical office condominium situated in the heart of Borough Park, Brooklyn. This ground-level unit is located just two blocks from Maimonides Medical Center—Brooklyn's largest hospital and a nationally recognized leader in healthcare innovation. Located in an elevator building, the condo features two private entrances, offering flexibility and privacy for both staff and patients. Its prime location ensures excellent accessibility via public transportation, with the D train (Fort Hamilton Parkway and 50th Street stations) and the B35 bus line just minutes away. Surrounded by 13th Avenue and other key neighborhood streets, the area is a hub of restaurants, shops, and community services, making it an ideal setting for healthcare professionals. Community Facility Use: This property also benefits from community facility zoning, making it suitable not only for medical use but also for social service agencies, child care centers, and other community-based uses. Whether you're

## OFFERING SUMMARY

Sale Price:	\$699,000
Number of Units:	1
Unit Size:	1,755 SF
NOI:	\$54,189.00
Cap Rate:	7.75%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	5,663	16,814	54,845
Total Population	20,574	61,350	196,847

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5024 TENTH AVENUE  
#M1



MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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### INVESTMENT OVERVIEW

	MEDICAL CONDO FOR SALE 1,755 SF - BOROUGH PARK
Price	\$699,000
Price per SF	\$398
Price per Unit	\$699,000
GRM	9.96
CAP Rate	7.75%
Cash-on-Cash Return (yr 1)	7.75%
Total Return (yr 1)	\$54,189

### OPERATING DATA

	MEDICAL CONDO FOR SALE 1,755 SF - BOROUGH PARK
Gross Scheduled Income	\$70,200
Operating Expenses	\$16,011
Net Operating Income	\$54,189

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### INCOME SUMMARY

#### GROSS INCOME

### MEDICAL CONDO FOR SALE 1,755 SF - BOROUGH PARK

\$70,200

### EXPENSES SUMMARY

#### Property Tax

### MEDICAL CONDO FOR SALE 1,755 SF - BOROUGH PARK

\$11,211

#### Common Charges

\$4,800

#### OPERATING EXPENSES

\$16,011

#### NET OPERATING INCOME

\$54,189

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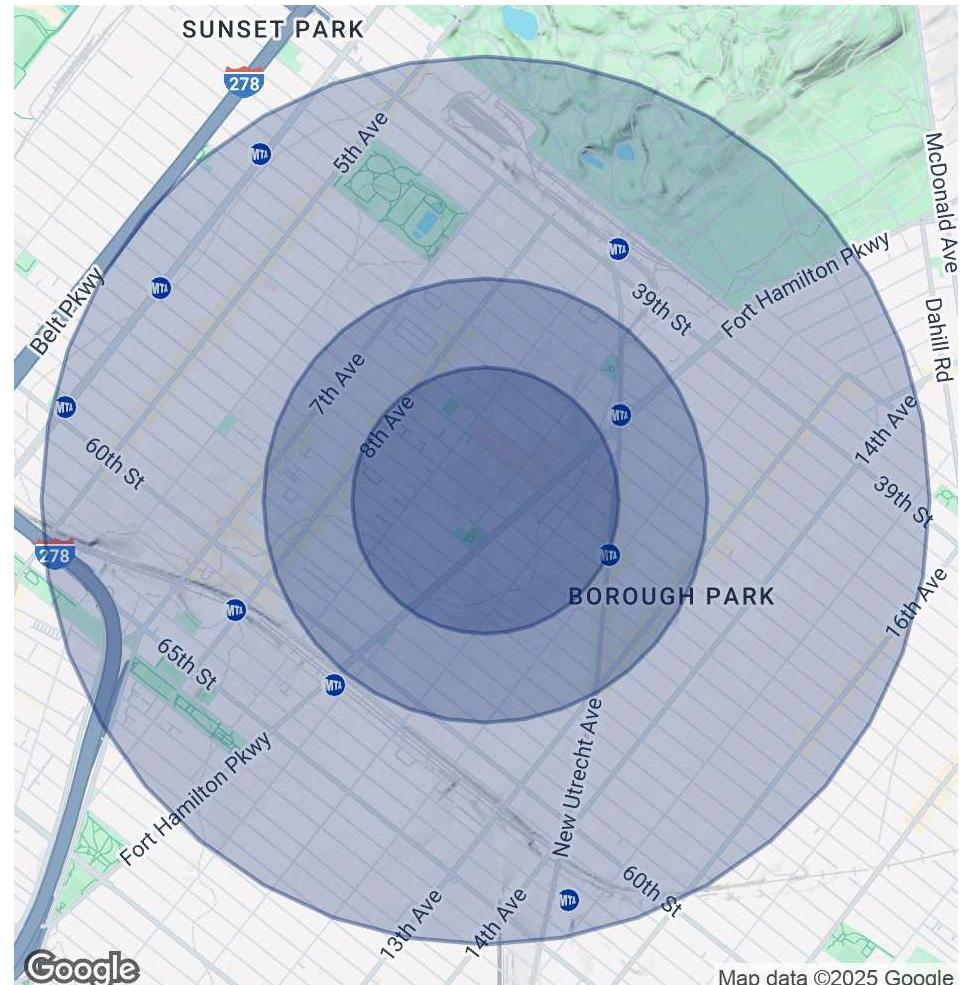
## MEDICAL CONDO FOR SALE 1,755 SF - BOROUGH PARK

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	20,574	61,350	196,847
Average Age	36	34	34
Average Age (Male)	34	33	34
Average Age (Female)	37	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,663	16,814	54,845
# of Persons per HH	3.6	3.6	3.6
Average HH Income	\$73,886	\$73,603	\$80,994
Average House Value	\$1,189,924	\$1,201,212	\$1,208,229

Demographics data derived from AlphaMap



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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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