

# 22 UNIT BUILDING FOR SALE



**1191 OCEAN AVE, BROOKLYN, NY 11230**



## PROPERTY DETAILS

### LOCATION INFO

BTW GLENWOOD RD &  
FARRAGUT RD

### NEIGHBORHOOD

MIDWOOD

### BLOCK & LOT

05241-0013

### ZONING

R7A

### PROPERTY TAX

\$3,040

### SIZE

LOT - 4,675 SF (42.5' x 110')

BUILDING - 22,916 SF (42' x 58')

## ASKING PRICE

**\$9,199,000.00**

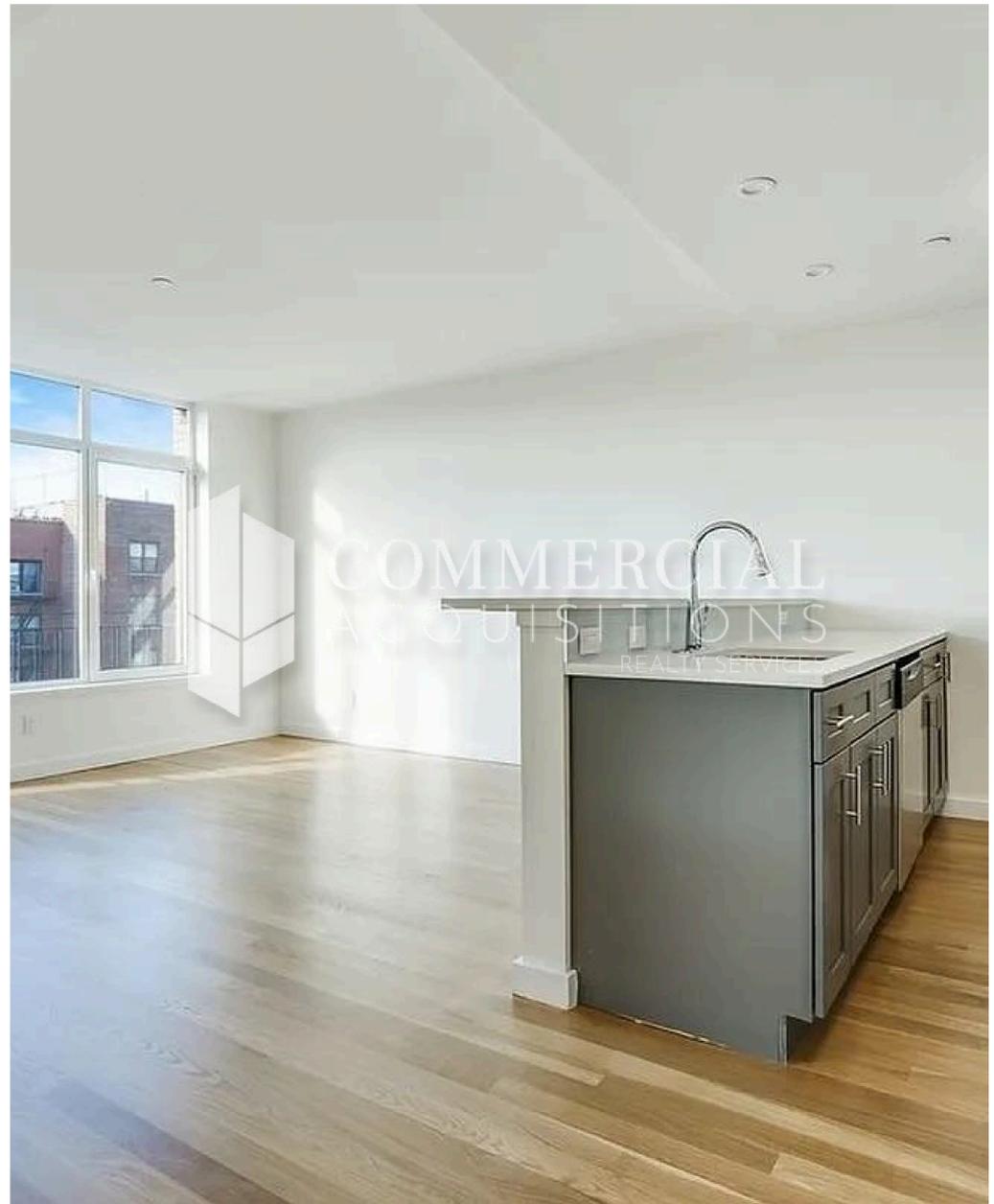
## CONTACT EXCLUSIVE BROKERS

ARSEN ATBASHYAN

718-517-8700

ARSEN@COMMERCIALACQ.COM

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**









## INCOME

ANNUAL

RENT (22 UNITS)

\$689,952

LAUNDRY

\$3,600

**TOTAL**

**\$693,552**

## EXPENSES:

WATER

\$10,526

CON ED

\$19,234

GAS

\$4,110

TAXES

\$3,040

ADMIN

\$3,000

INSURANCE

\$13,026

MAINT & REPAIR

\$56,175

**TOTAL**

**\$109,111**

**GROSS ANNUAL INCOME**

**\$693,552**

**LESS EXPENSES**

**\$109,111**

**NET OPERATING INCOME**

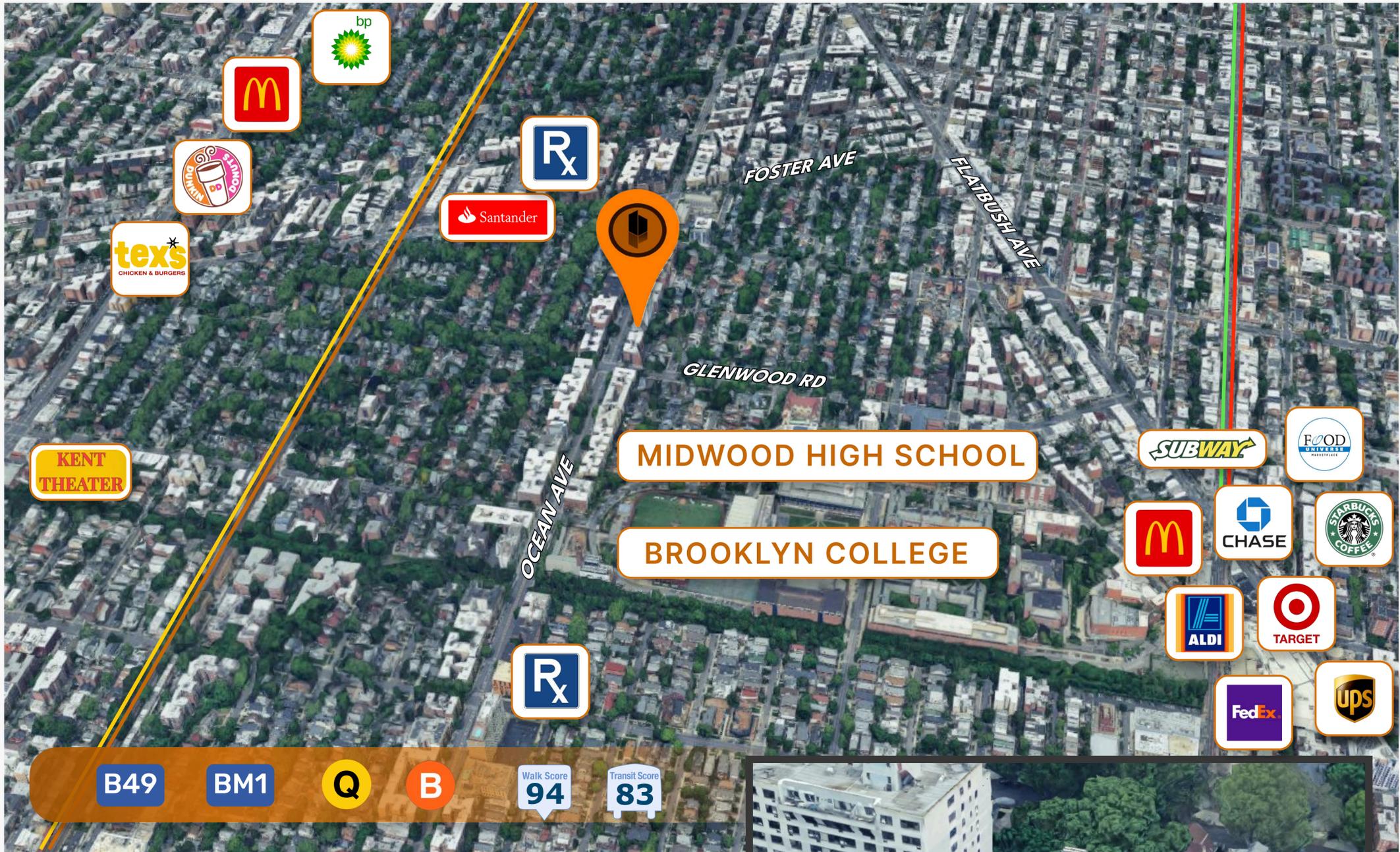
**\$584,441**

**ASKING PRICE**

**\$9,199,000.00**

**6.35% CAP**

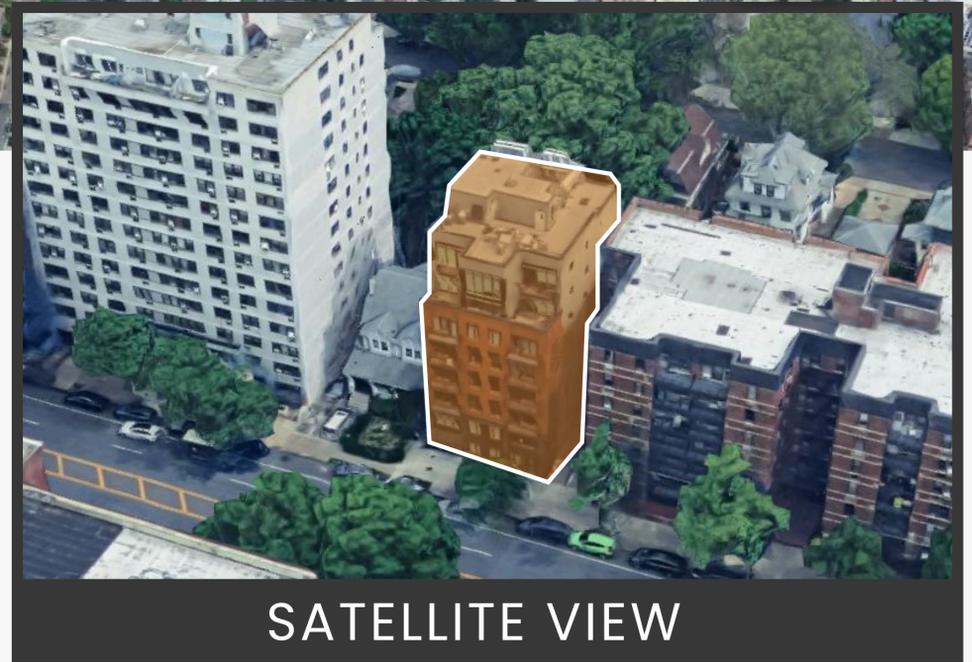




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NY 11230

## PROPERTY COMMENTS

- 42' FRONTAGE
- BUILT IN 2017
- 8 STORIES BUILDING AND 22 UNITS
- 9 - (2 BD), 11 - (1 BD), 1 - (STUDIO), 1 (2 BD DUPLEX)
- TAX ABATEMENT EXPIRES JUNE 2033
- ELEVATOR BUILDING
- PRIVATE REAR COURTYARD
- CLOSE TO PUBLIC TRANSPORTATION



### CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN  
917-939-3760  
ARSEN@COMMERCIALACQ.COM

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