

BASELINE

REAL ESTATE ADVISORS

EXCLUSIVE LISTING: 819 8th Avenue

**Fully Remodeled Boutique Luxury Loft Corner Building
Steps from Prospect Park in Prime Park Slope**



83% Free Market Building

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MICHAEL SHERMAN | Founder

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Property Information

Location

819 8th Avenue

Building Size

6,384 SF

Lot Size

1,890 SF (21ft x 90ft)

Units

8 Units (6 Apts & 2 Retail)

Notes

4-Story Gut Renovated Corner Building

Luxury Condo Style Finishes

Washer/Dryer, Split System HVAC, Virtual Doorman in all units

Italian-made cabinetry, oak flooring, & Carrara marble bathrooms

6 Apartments & 2 Retail Units | Fully Occupied

5 FM & 1 RS | 3 2BR & 3 3BR

Protected Tax Class 2B

Corner of 8th Ave & 9th St

Steps from Prospect Park & F/G train

Financials

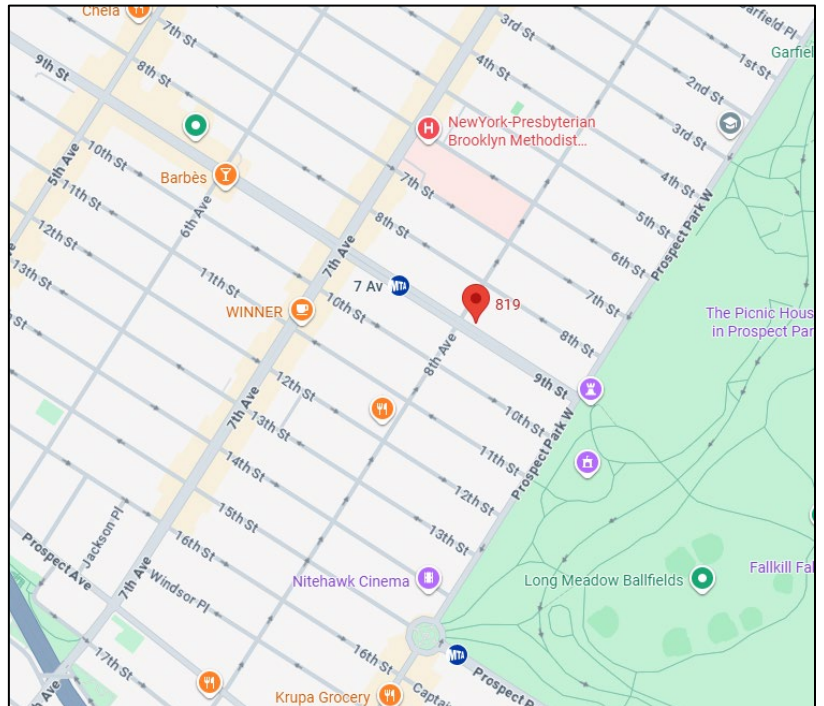
Residential	6	\$334,352
Commercial	2B	\$174,584
Tax Reimbursement		\$14,111

Total Income **\$523,047**

Real Estate Taxes	2B	\$50,333
Utilities		\$10,073
Insurance		\$10,400
Payroll		\$8,820
Maintenance		\$10,120
Professional Fees		\$4,800

Total Expenses **\$94,546**

Net Operating Income **\$428,501**



Asking Price: \$7,300,000

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RENT ROLL

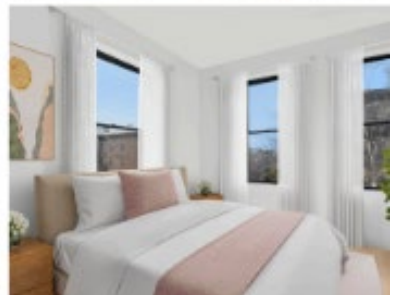
Unit	Bed/Bath/SF	Status/Tenant	LXP	Current Rent
COMM 1	838 SF	MM3 LLC	09/30/2035	\$8,103.66
COMM 2	735 SF	Grace Jin Cleaners (Drop-off Cleaners)	08/31/2027	\$6,445.00
1	2 / 1	FM*	03/31/2027	\$5,000.00
2	3 / 1	FM*	05/23/2026	\$5,500.00
3	2 / 1	FM*	04/30/2026	\$5,300.00
4	3 / 1	FM*	04/30/2027	\$5,950.00
5	2 / 1	FM*	05/31/2026	\$5,000.00
6	3 / 1	RS	12/31/2025	\$1,112.65
Monthly Total				\$42,411.31
Annual Total				\$508,935.72

**All rent rolls are provided for informational purposes only and should not be deemed a representation as to the legality of such rents or the regulatory status of such apartment units. All references to the regulatory status of apartments are based on broker assumptions only and not based on representations made by the owner. Interested parties are advised to independently verify the regulatory status of any apartment with the appropriate city or state housing agency and/or legal counsel.*

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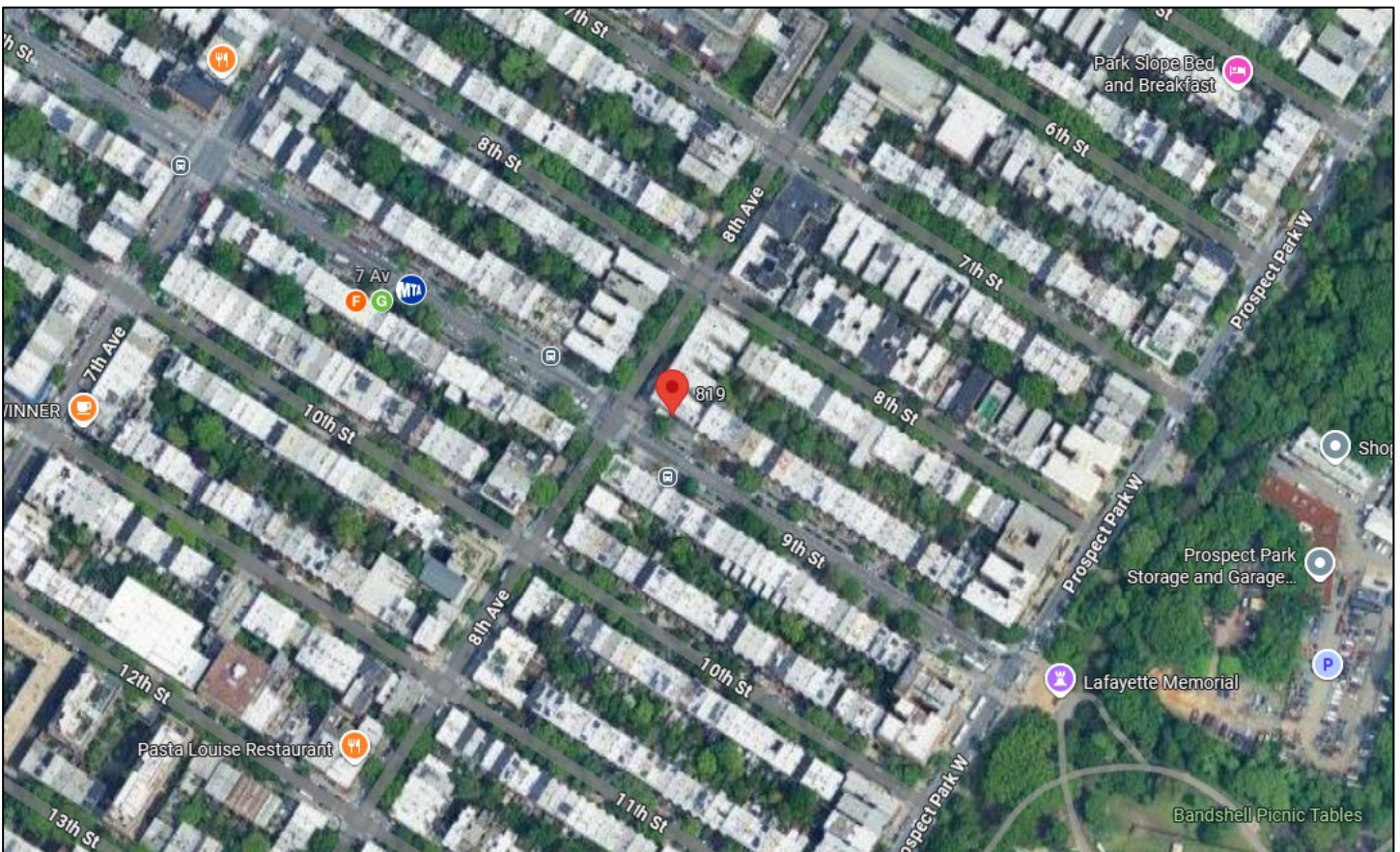
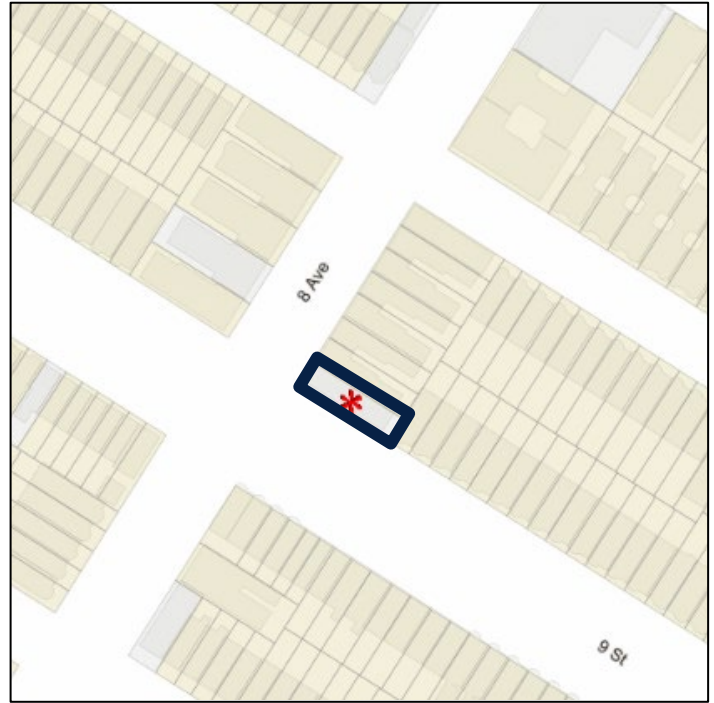
IMAGES



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AREA MAPS



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