

# SALE / LEASE

PROFESSIONAL CO-OP FOR SALE/LEASE - BROOKLYN HEIGHTS

142 Joralemon Street, Unit 10A Brooklyn, NY 11201



**SALE PRICE**

\$449,000

**LEASE RATE**

\$2,500.00 per month

**Joseph T. Hamdan**

Licensed Real Estate Broker/Principal  
718 921 3100

**Olga Pidhirnyak**

NYS Licensed Real Estate Salesperson  
718 921 3100 x110

**Kimberly Fong**

NYS Licensed Real Estate Salesperson  
718 921 3100 x161



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Lease Rate	<b>\$2,500.00 PER MONTH</b>

### OFFERING SUMMARY

Building Size:	62,400 SF
Available SF:	700 SF
Price / SF For Sale:	\$641
Price / SF For Lease:	\$42.85
Cap Rate:	6.68%

### PROPERTY OVERVIEW

We are pleased to present for sale or lease a 700 SF professional co-op at 142 Joralemon Street, Brooklyn, NY 11201. The space is equipped with plumbing, water, and electric for medical and dental use. The co-op is located in prime Brooklyn Heights with beautiful City views, and is in close proximity to numerous national anchor tenants such as Sephora, Rite Aid, and Neiman Marcus, as well as state and federal courts. Suitable uses include but are not limited to medical, education, childcare, non-profit, and professional office uses. For more information and to schedule a tour, please contact Exclusive Broker.

### LOCATION OVERVIEW

Brooklyn Heights is a neighborhood within the New York City borough of Brooklyn in close proximity to Manhattan. The neighborhood is bounded by Old Fulton Street near the Brooklyn Bridge on the north, Cadman Plaza West on the east, Atlantic Avenue on the south, and the Brooklyn-Queens Expressway or the East River on the west. Adjacent neighborhoods are Dumbo to the north, Downtown Brooklyn to the east, and Cobble Hill and Boerum Hill to the south. Brooklyn Heights is a prime commercial area that is popular with professional services and creative employers.

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### LOCATION INFORMATION

Building Name	Professional Co-op For Sale/Lease - Brooklyn Heights
Street Address	142 Joralemon Street, Unit 10A
City, State, Zip	Brooklyn, NY 11201
County	Kings
Market	Brooklyn
Sub-market	Brooklyn Heights
Cross-Streets	Clinton Street

### PROPERTY HIGHLIGHTS

- Excellent opportunity for an owner-operator
- Excellent location
- Located in close proximity to 2, 3 and 4, 5 Borough Hall train station, and N, R, W Jay St - MetroTech train station
- Has plumbing and electric for dentistry use

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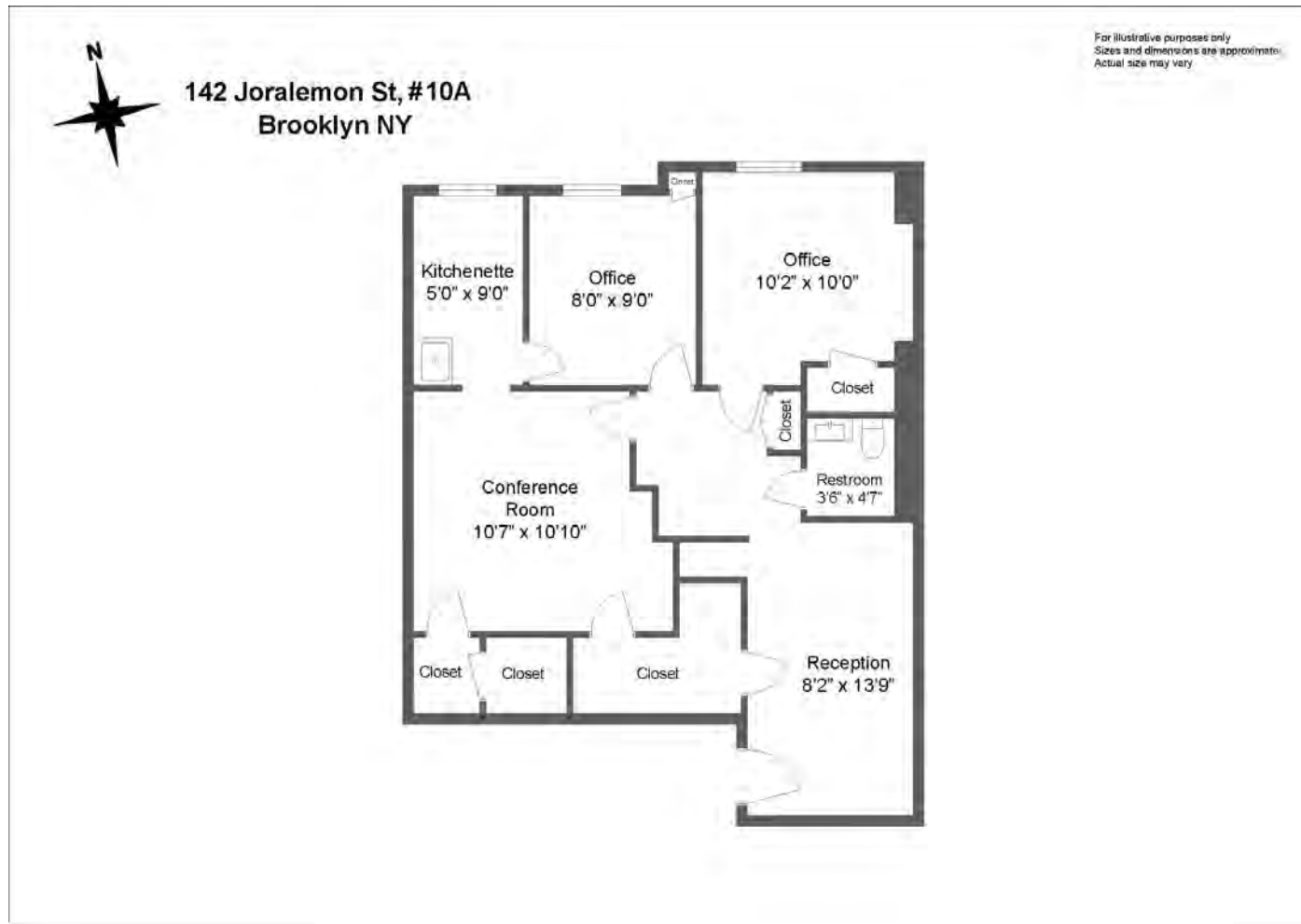
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### INVESTMENT OVERVIEW

### PROFESSIONAL CO-OP FOR SALE/LEASE - BROOKLYN HEIGHTS

Price	\$449,000
Price per SF	\$641.43
CAP Rate	6.68%
Cash-on-Cash Return (yr 1)	6.68%
Total Return (yr 1)	\$30,000

### OPERATING DATA

### PROFESSIONAL CO-OP FOR SALE/LEASE - BROOKLYN HEIGHTS

Other Income - Recoveries Common Charges	\$20,400
Total Scheduled Income	\$30,000
Gross Income	\$30,000
Operating Expenses	\$20,400
Net Operating Income	\$30,000
Pre-Tax Cash Flow	\$30,000

### FINANCING DATA

### PROFESSIONAL CO-OP FOR SALE/LEASE - BROOKLYN HEIGHTS

Down Payment - Assumes All Cash Transaction	\$449,000
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INCOME SUMMARY		PROFESSIONAL CO-OP FOR SALE/LEASE - BROOKLYN HEIGHTS	
Projected Rent (\$42.86 per SF)			\$30,000
NET INCOME			\$30,000
EXPENSES SUMMARY		PROFESSIONAL CO-OP FOR SALE/LEASE - BROOKLYN HEIGHTS	
Maintenance			\$20,400
OPERATING EXPENSES			\$20,400
NET OPERATING INCOME			\$30,000



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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	700 SF	Lease Rate:	\$2,500.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
142 Joralemon Street, Brooklyn, NY 11201	Available	700 SF	Modified Gross	\$2,500 per month	Professional Space

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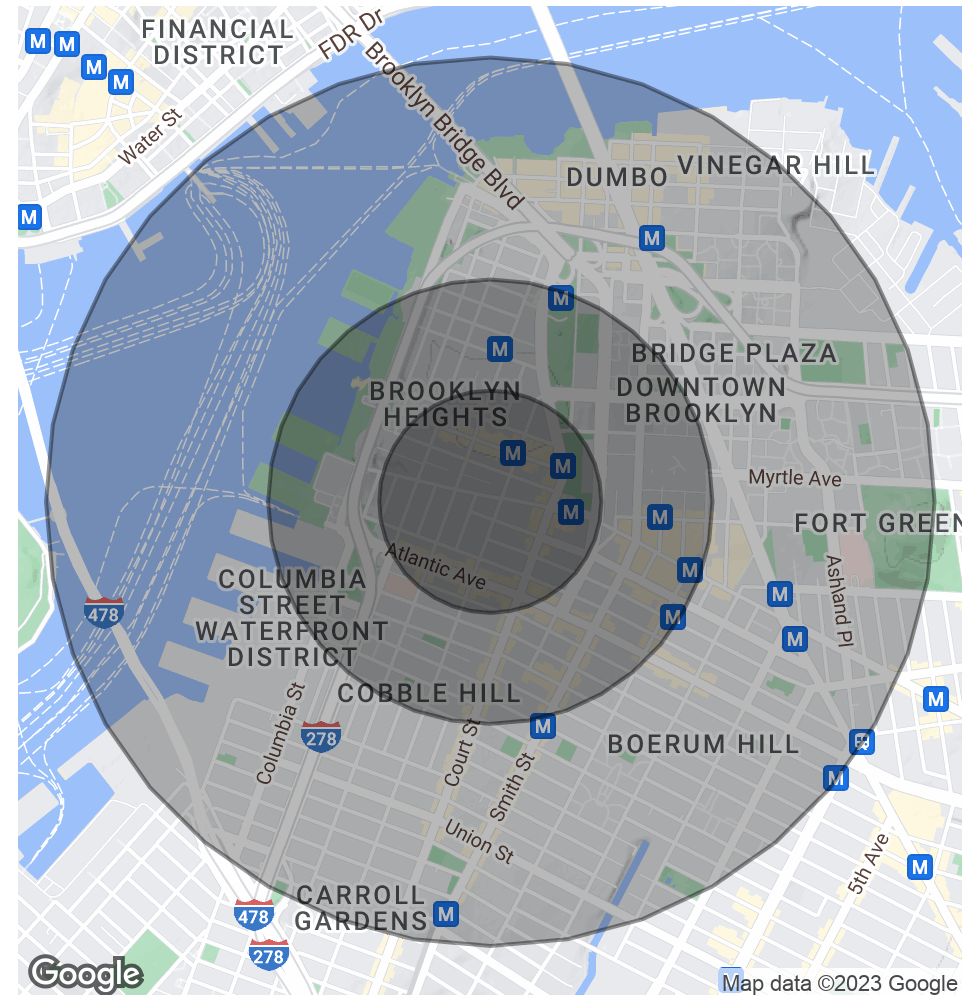
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,153	39,451	114,353
Average Age	35.2	36.2	35.7
Average Age (Male)	34.9	35.8	34.7
Average Age (Female)	35.6	36.7	36.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	6,841	19,033	50,939
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$172,193	\$174,079	\$133,760
Average House Value	\$771,672	\$806,852	\$796,768

\* Demographic data derived from 2020 ACS - US Census



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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.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

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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