

Alpha Realty

Investment Sales

497 E 93rd St
Brooklyn, NY 11212
East Flatbush

3-Story Building
6 Apartments
5,440 SF

CONTACT US

Lev Mavashev

Principal

(212) 658-0979

lev@alpharealtyny.com

Dasha Dadobaeva

Analyst

(212) 658-0870

dasha@alpharealtyny.com

497 E 93rd St, Brooklyn, NY 11212

Between Willmohr Street & Linden Blvd

3-Story Walk-Up Building | 6 Apartments | 5,440 SF

Alpha Realty

Investment Sales



PROPERTY OVERVIEW

Neighborhood	East Flatbush
Block/Lot	04690/0018
Lot Size	30' X 100'
Building Size	22.5' X 80'
Building SF	5,440 SF
Building Type	3-story/Walk-up
Total Apartments	6
Layouts	1/4, 5/5
Total Rooms	29
Zoning	R6
FAR (built/allowed)	1.81/2.43
Taxes (25/26)	\$3,310 (Class 2A)
HPD Violations	1/A, 2/B
Year Constructed	1930

DETAILS & HIGHLIGHTS

- 3-story walk-up building consisting of 6 apartments
- Protected Tax Class 2A
- There is a J51 through 2052
- The building is in immaculate condition
- The building has value-add potential due to high legal rents
- 1,860 SF of unused Air Rights available
- The property is located in the East Flatbush section of Brooklyn, near shopping, dining and entertainment options
- Within walking distance to the Saratoga Avenue Station (2 3 4 5 trains)

\$1,650,000 | **\$303** | **9.9X** | **8.1%**
ASKING PRICE \$/SF GRM CAP



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

www.alpharealtyny.com | (212)658-0955

497 E 93rd St, Brooklyn, NY 11212

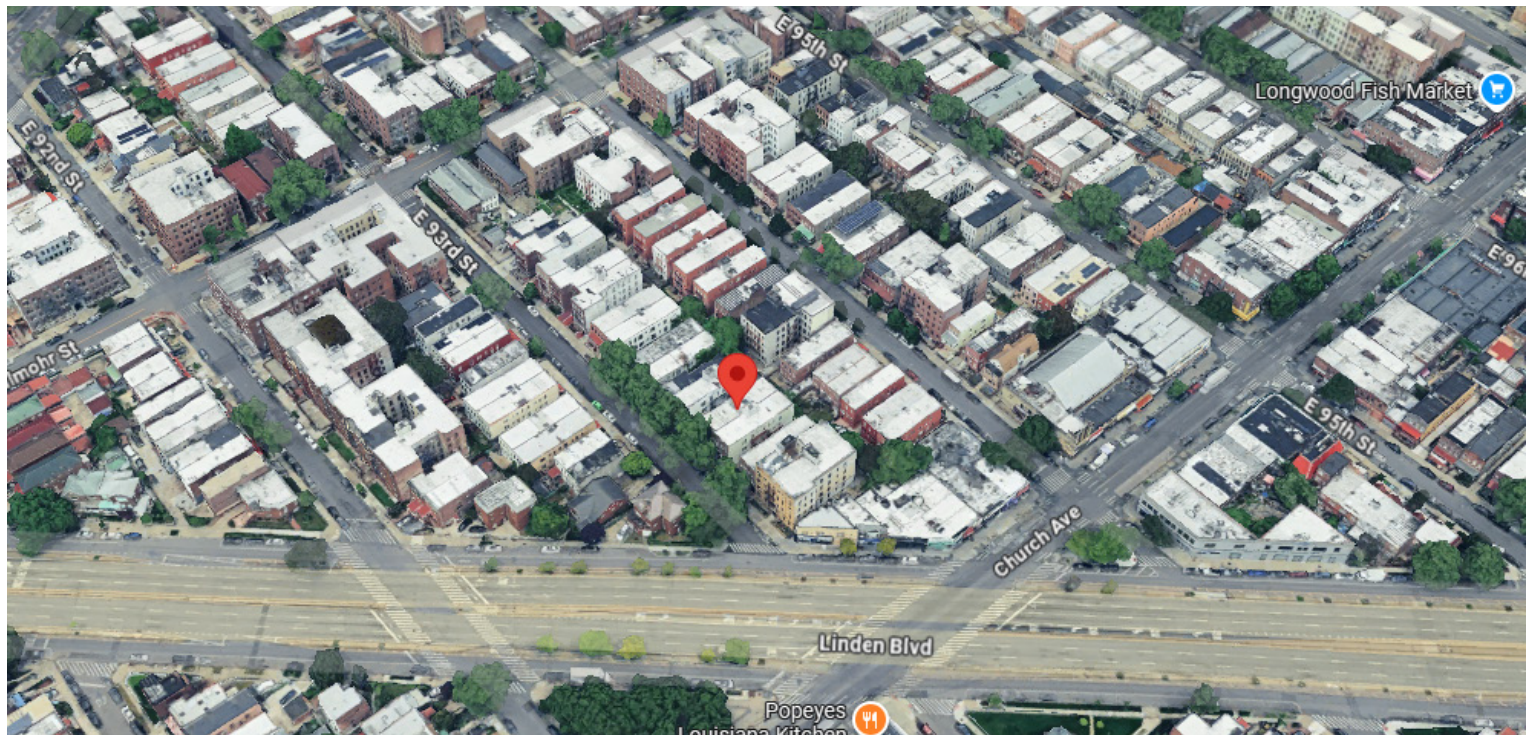
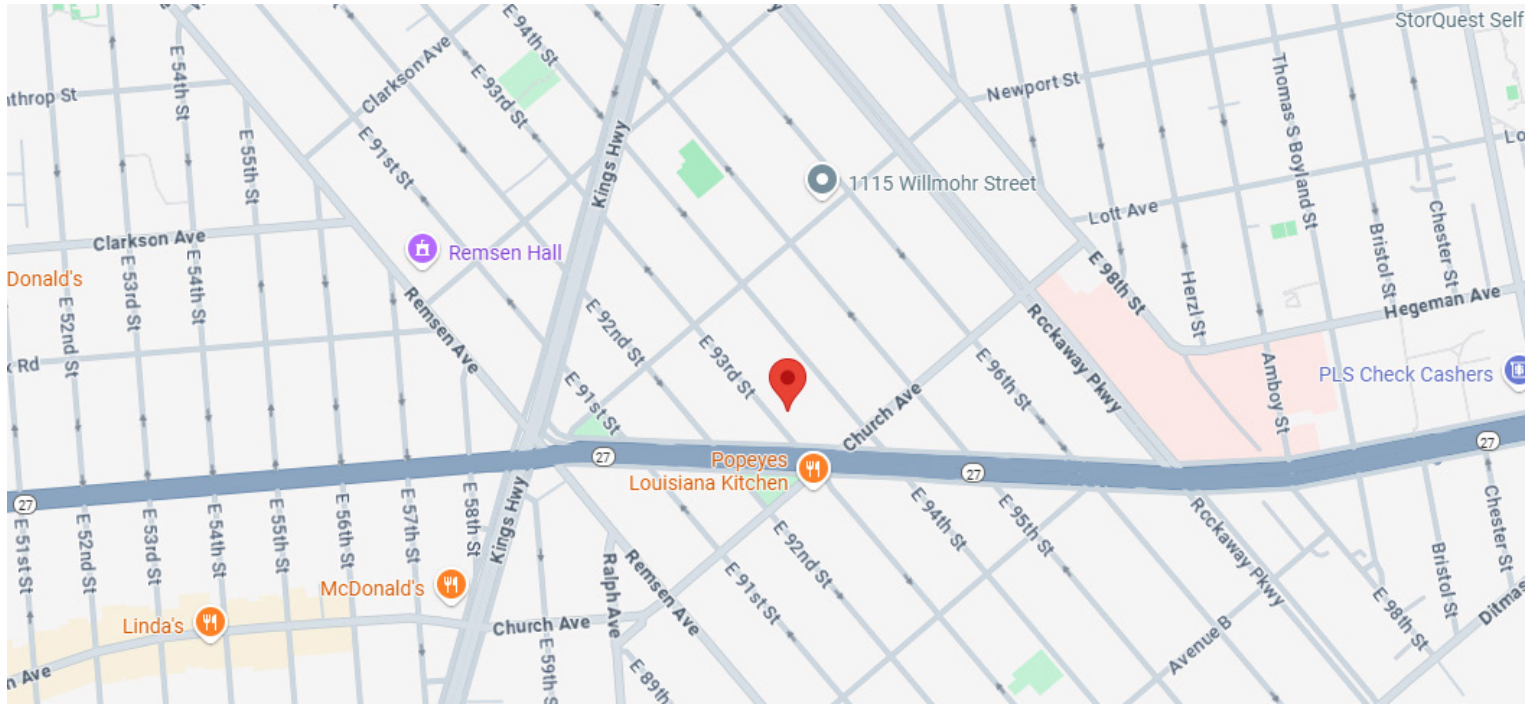
Between Willmohr Street & Linden Blvd

3-Story Walk-Up Building | 6 Apartments | 5,440 SF

Alpha Realty

Investment Sales

AERIAL VIEW



\$1,650,000	\$303	9.9X	8.1%
ASKING PRICE	\$/SF	GRM	CAP



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

www.alpharealtyny.com | (212)658-0955