

Crifasi

Real Estate Inc.

Serving our community since 1974

For Sale

739 Grand St.

Brooklyn, NY 11211



**Brick 4 Story Investment
Property Constructed in 2005
With Additional Air Rights
Available For Expansion.**

**Tax abatement approx. 10 yrs remaining
1st Fl commercial unit is 1650 s/f plus
1650 s/f useable basement.**

Can be delivered vacant on title.

**6 open layout apts. approx. 800 s/f each
2nd Fl rear apt. has pvt. balcony**

**All units have separate heat & hot water
Only 2 blocks to subway**

**ASKING PRICE
\$3,999,000**

**Mixed Use For Sale
1 Commercial Unit
6 Apartment Units**

**FOR MORE INFO
PLEASE CONTACT:**

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LICENSED REAL ESTATE BROKER
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Financial Information

Property Info

Lot Size	18' x 125'
Building Size	18' x 85'
Stories	4
Zoning	C4-4A
Fuel	Gas
Basement	Full-1,650 s/f

Annual Expenses

Taxes	\$38,442
Electric	\$600
Maintenance	\$2,000
Insurance	\$10,000
Water/Sewer	\$4,386
Store portion of Water/Sewer	-\$3,290
Total Annual Expenses	\$52,138

Projected Annual Income

Unit	Monthly Rent	Annual Rent	Lease Exp.
1st Fl Restaurant	\$6,500	\$78,000	12/31/24
2F	\$1,943	\$23,316	4/30/26
2R	\$2,260	\$27,120	1/31/25
3F	\$2,266	\$27,192	11/30/24
3R	\$2,270	\$27,240	7/31/25
4F	\$1,920	\$23,040	10/31/24
4R	\$1,978	\$23,736	6/30/25
Total Income	Monthly: \$19,137	Annual: \$229,644	
Net Income		Annual: \$177,506	

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