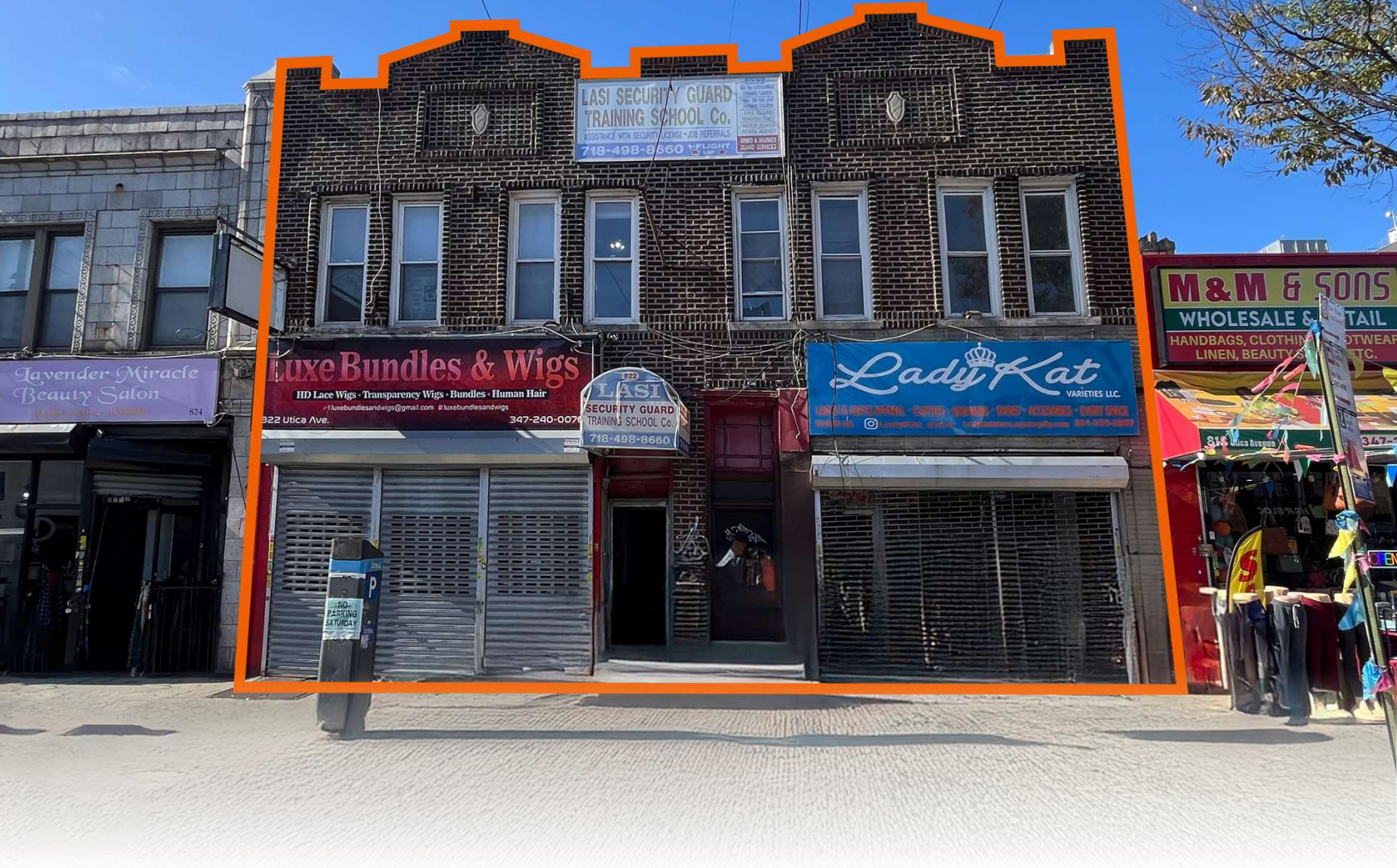




TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Sale



## Two Buildings For Sale 2 Retail Stores, 3 Apartments & 1 Office

4,000 SF • 6 Units

820-822 Utica Avenue • Brooklyn • NY

Offered at **\$1,999,000**

**Shlomi Bagdadi**  
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**Jack Sardar**  
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## Location Overview

Located in the East Flatbush neighborhood of Brooklyn between Linden Blvd & Church Ave near the Sutter Ave - Rutland Rd subway station.

Nearest Transit: The 2, 3, 4, & 5 trains at Sutter Ave - Rutland Rd and the B46, B46-SBS, & B35 bus lines.

Nearby tenants include Walgreens, McDonald's, Chase Bank, Boost Mobile, Dunkin', Popeyes Louisiana Kitchen, T-Mobile, Capital One Bank, Boston Jerk City, Rapid Furniture, Executive Lounge, and more!

## Main Highlights

- ▶ Lot Dimensions: 40 X 100
- ▶ Building Dimensions: 40 X 60
- ▶ As is sale with violations and tenants
- ▶ No leases
- ▶ 2 retail stores
- ▶ 3 residential apartments
- ▶ 1 office space



**4,000 SF**

Total Building Size



**6**

Number of Units

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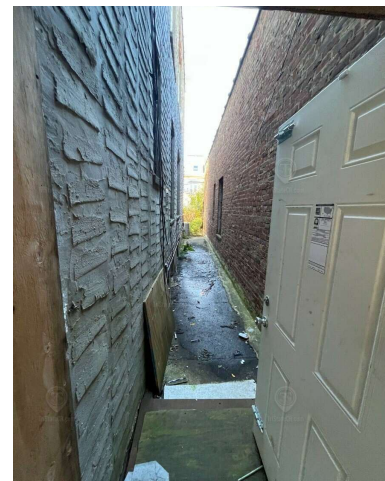
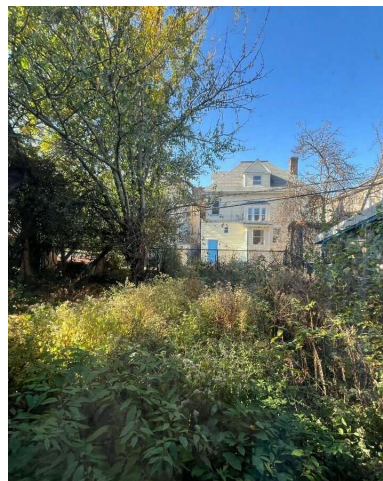
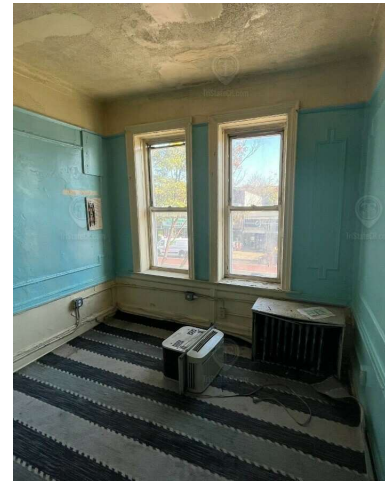
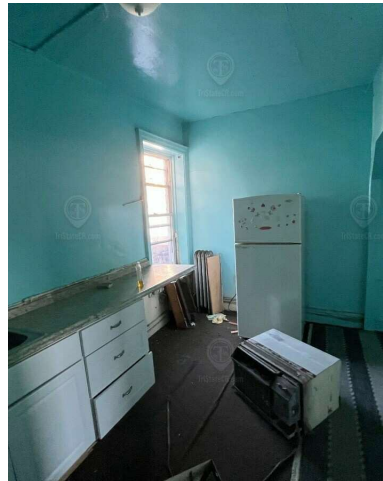
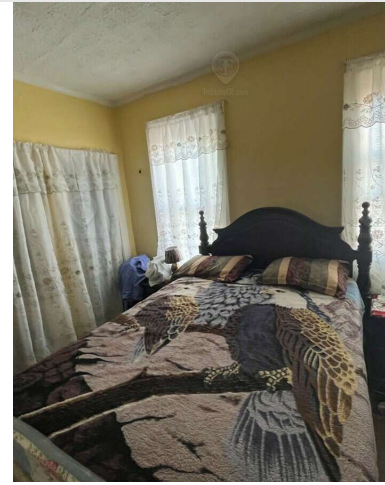
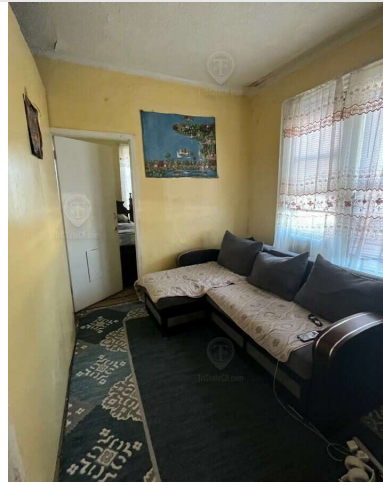
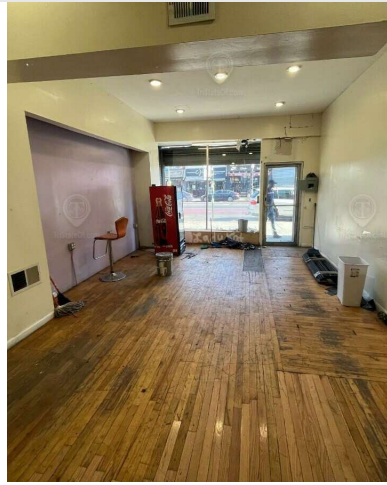
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# Additional Photos

820-822 Utica Avenue, Brooklyn, NY 11203



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## Income Statement Summary

### Rent Roll Breakdown as of 11/01/2024

Tenant	Unit #	Sq Ft	Actual Base Rent			Projected Base Rent		
			Per Mo.	Per Yr.	Per SF	Per Mo.	Per Yr.	Per SF
Retail (vacant)	1R (820 Utica)	1,000		\$0	\$0.00	\$5,500	\$66,000	\$66.00
Retail (Wigs and in eviction)	1L (822)	1,000	\$4,000	\$48,000	\$48.00	\$5,500	\$66,000	\$66.00
Office	2R (822)	500	\$1,100	\$13,200	\$26.40	\$1,500	\$18,000	\$36.00
Apartment	2F (820)	500	\$1,100	\$13,200	\$26.40	\$1,600	\$19,200	\$38.40
Apartment (vacant)	2R (822)	500		\$0	\$0.00	\$1,600	\$19,200	\$38.40
Apartment (vacant)	2F (820)	500		\$0	\$0.00	\$1,600	\$19,200	\$38.40
<b>Totals</b>	<b>6.00</b>	<b>4,000</b>	<b>\$6,200</b>	<b>\$74,400</b>	<b>\$18.60</b>	<b>\$17,300</b>	<b>\$207,600</b>	<b>\$51.90</b>

Actual Revenues:		Projected Revenues:	
Actual Base Rent	\$74,400.00	Projected Base Rent	\$207,600.00
Misc property income	\$0.00	Misc property income	\$0.00
<b>Total Revenues</b>	<b>\$74,400</b>	<b>Total Projected Revenues</b>	<b>\$207,600</b>

### Operating Expenses

Insurance	\$5,000				
Electric/Heat	\$6,500				
Real Estate Taxes	\$18,700				
Water	\$2,000				
Management	SELF				
Repairs	\$2,300				
<b>Total Expenses</b>	<b>\$34,500</b>				
<b>Net Actual Operating Income</b>	<b>\$39,900</b>				
<b>Net Projected Operating Income</b>	<b>\$173,100</b>				

**Purchase Price**      **\$2,000,000**

**Actual CAP Rate**      **2.00%**  
**Projected CAP Rate**      **8.66%**

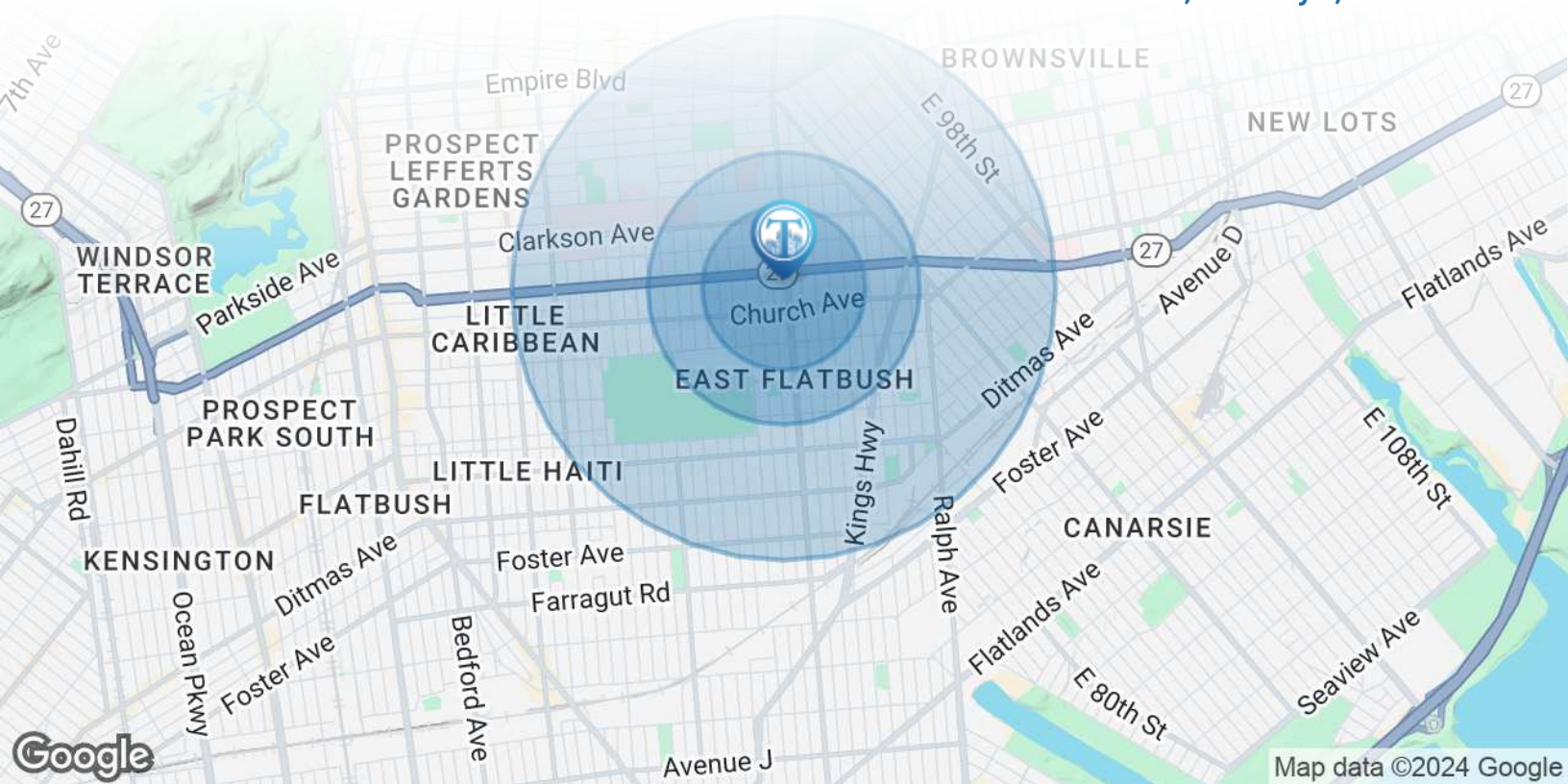
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	15,418	31,873	134,941
Average Age	41	42	41
Average Age (Male)	39	39	39
Average Age (Female)	43	44	43



**134,941**

People within 1 Mile

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,386	11,076	48,360
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$86,925	\$89,348	\$84,321
Average House Value	\$679,764	\$678,868	\$758,839



**\$84,321**

Avg Household Income

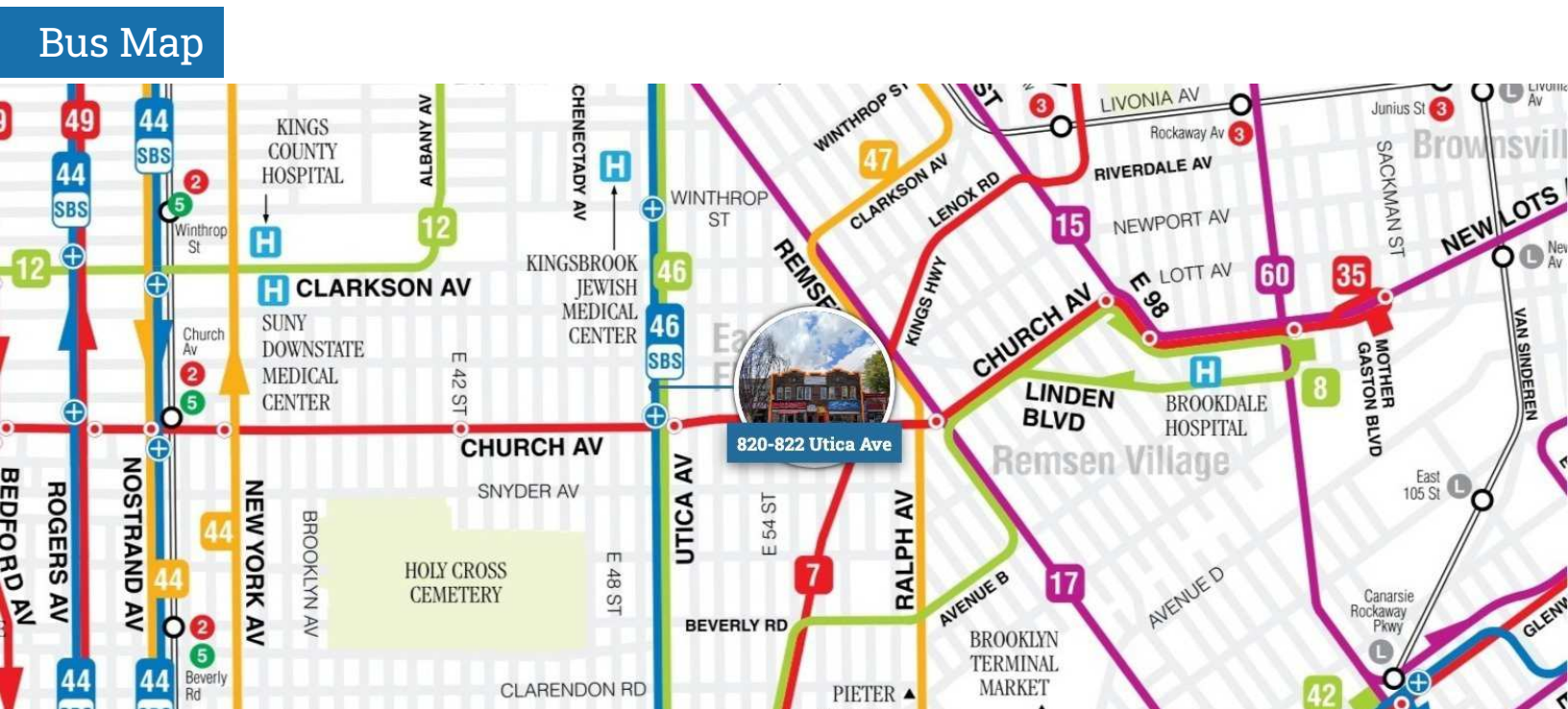
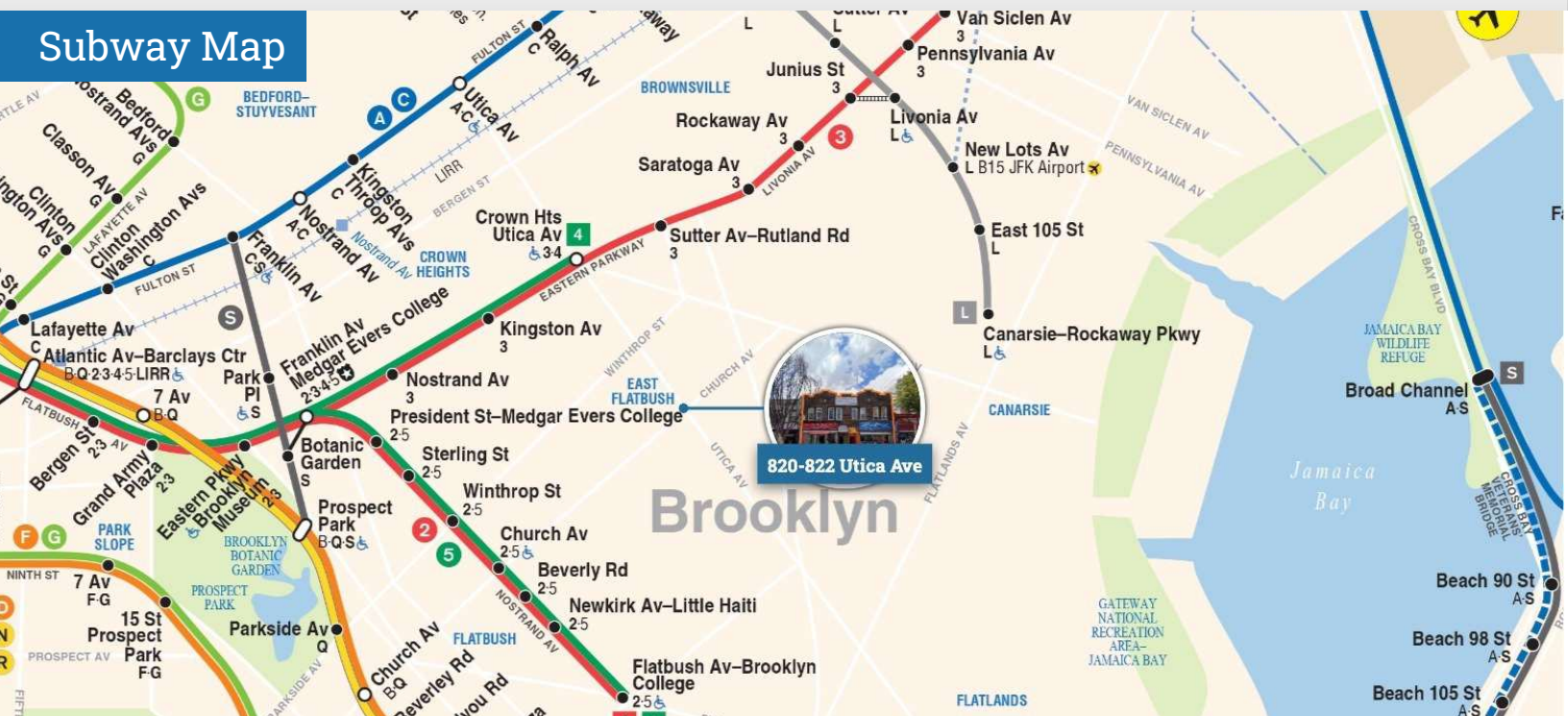
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