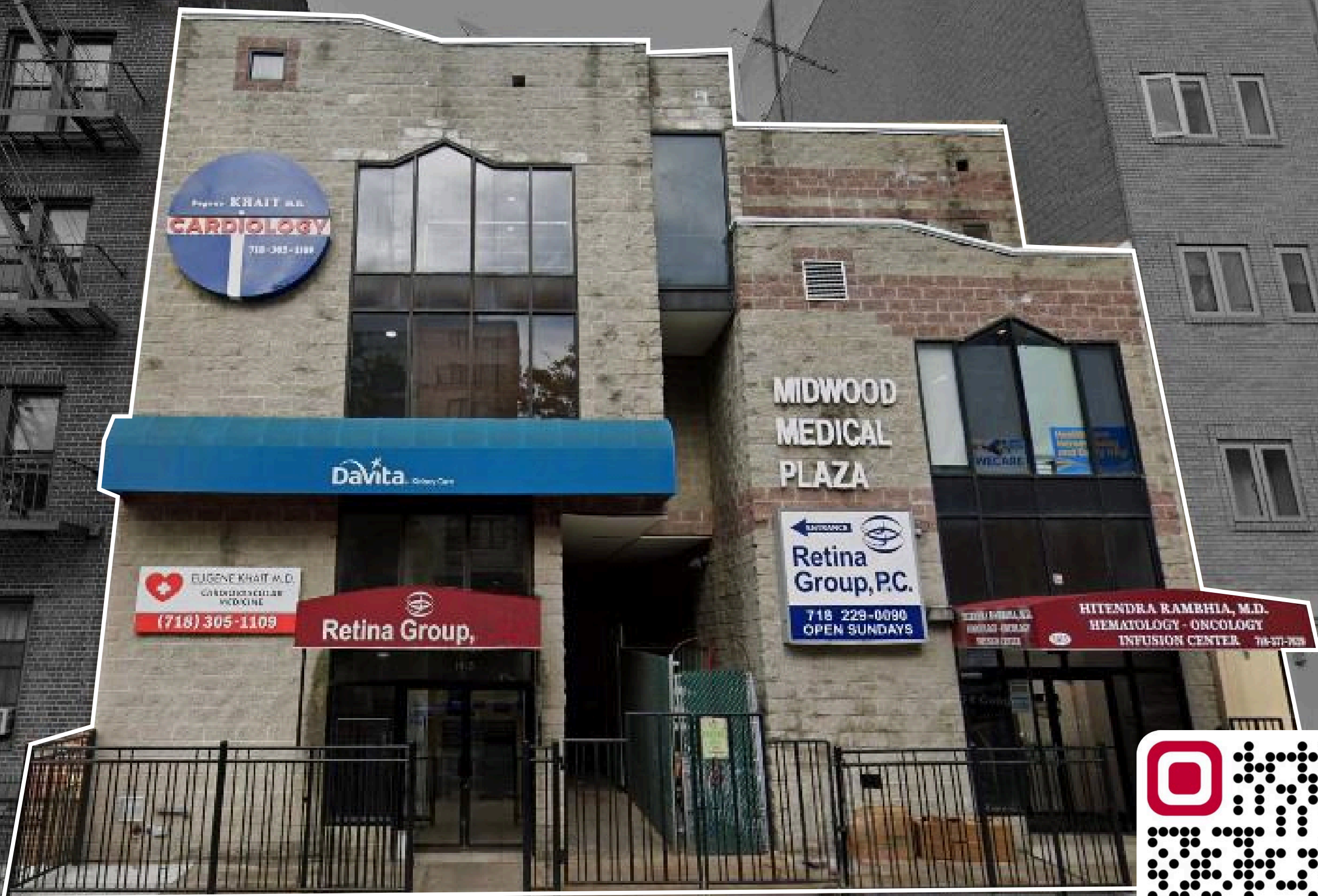


BUILDING FOR SALE/LEASE

1915-1917 OCEAN AVENUE, BROOKLYN NY 11230



SCAN OR CLICK LINK BELOW
FOR A 3-D VIRTUAL TOUR

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

PROPERTY DETAILS

CROSS STREETS

BTW AVENUE N & AVENUE O

NEIGHBORHOOD

MIDWOOD

LOT SIZE

LOT - 50 FT X 110 FT

BUILDING SIZE

18,600 SF

BLOCK & LOT

7674-0027

ZONING

R7A

COMMENTS

- MEDICAL OFFICE BUILDING FOR SALE
- MOVE IN READY FOR DIALYSIS CENTER
- IDEAL FOR END-USER/INVESTMENT
- ELEVATOR BUILDING | ADA COMPLIANT
- 18,600 AVG DAILY TRAFFIC ON OCEAN AVENUE

TENANT DIRECTORY

- ENTIRE LOWER LEVEL (VACANT - *PREVIOUSLY DAVITA*)
- 1915 OCEAN AVE, 1ST FL (OPHTHALMOLOGIST)
- 1917 OCEAN AVE, 1ST FL (ONCOLOGY)
- 1915 OCEAN AVE, 2ND FL (CARDIOVASCULAR)
- 1917 OCEAN AVE, 2ND FL (VACANT - *PREVIOUSLY DAVITA*)
- ENTIRE 3RD FLOOR (VACANT - *PREVIOUSLY DAVITA*)

INCOME

FLOOR

	POTENTIAL RENT ROLL
LOWER LEVEL (VACANT - 3,500 SF)	\$11,458.33
FIRST FLOOR	\$18,333.33
SECOND FLOOR (VACANT - 1,600 SF)	\$12,666.67
THIRD FLOOR (VACANT - 3,500 SF)	\$12,666.67

TOTAL GROSS INCOME

\$661,500.00

OPERATING EXPENSES

INSURANCE	\$30,000.00
WATER	\$4,000.00
SPRINKLER/FIRE ALARM	\$5,000.00
REAL ESTATE TAXES	\$161,345.00

TOTAL OPERATING EXPENSES

\$200,345.00

NET OPERATING INCOME

\$461,155.00

OFFERING PRICE

\$6,900,000.00

PROPOSED CAP RATE

6.68%

HIGHLIGHTS

- CURRENT TENANTS ARE MONTH TO MONTH
- PREVIOUSLY OCCUPIED BY DAVITA DIALYSIS CENTER
- BUILDING CAN BE DELIVERED VACANT

LEASE OPPORTUNITY

- LOWER LEVEL: 3,500 SF
- 2ND FLOOR: 1,600 SF
- 3RD FLOOR: 3,500 SF



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

LOCATION OVERVIEW

TELCO STORES
CVS pharmacy **verizon** **planet fitness**
Wendy's **Raising Cane's CHICKEN FINGERS**
Family Smile Dental
NYU Langone Health **Ocean Fruit SUPERMARKET**
Maimonides Medical Center
Bright Smiles CHILDCARE
Mobil
Mount Sinai
TOYOTA **HONDA**
KIA **ACURA**

CHEVRA חברה הצלה HATZALAH
VOLUNTEER AMBULANCE SERVICES FLATBUSH DIVISION

MIDWOOD MEDICAL PLAZA



TRANSPORTATION

B7 B9 B49 B82

B F Q

Walk Score **91**

Transit Score **89**

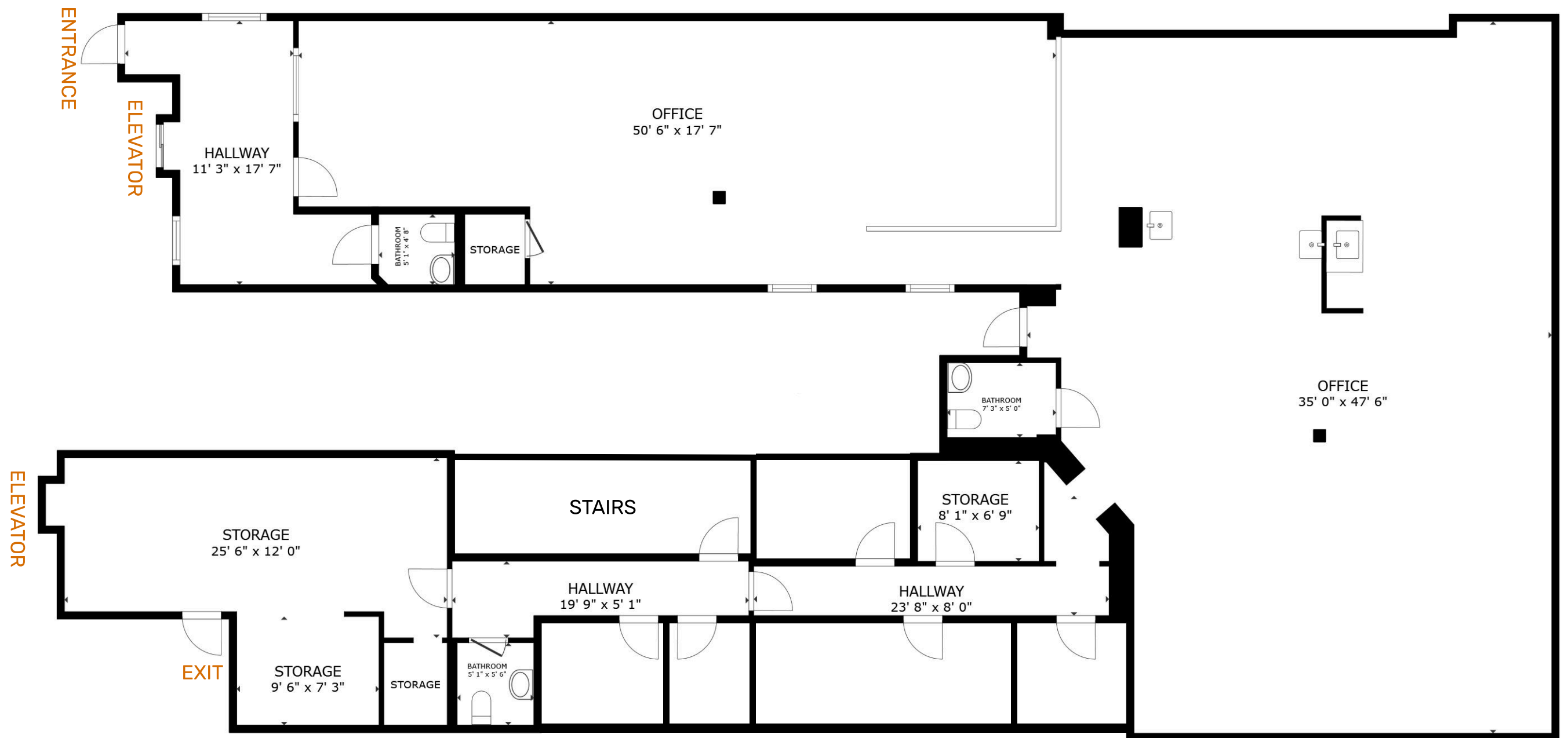
1915-1917 OCEAN AVENUE, BROOKLYN NY 11230

NEIGHBORHOOD MIDWOOD
BLOCK & LOT 7674-0027
ZONING R7A

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

LOWER LEVEL FLOOR PLAN

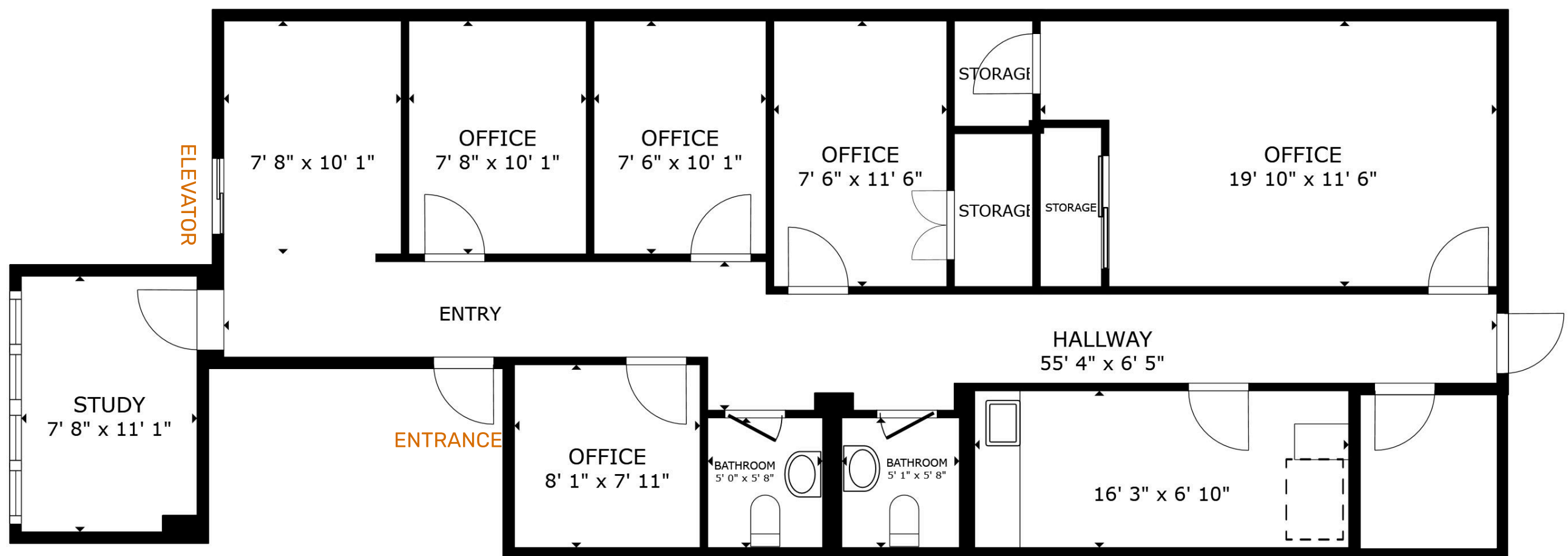
OCEAN AVENUE



3,500 SF

2ND FLOOR PLAN

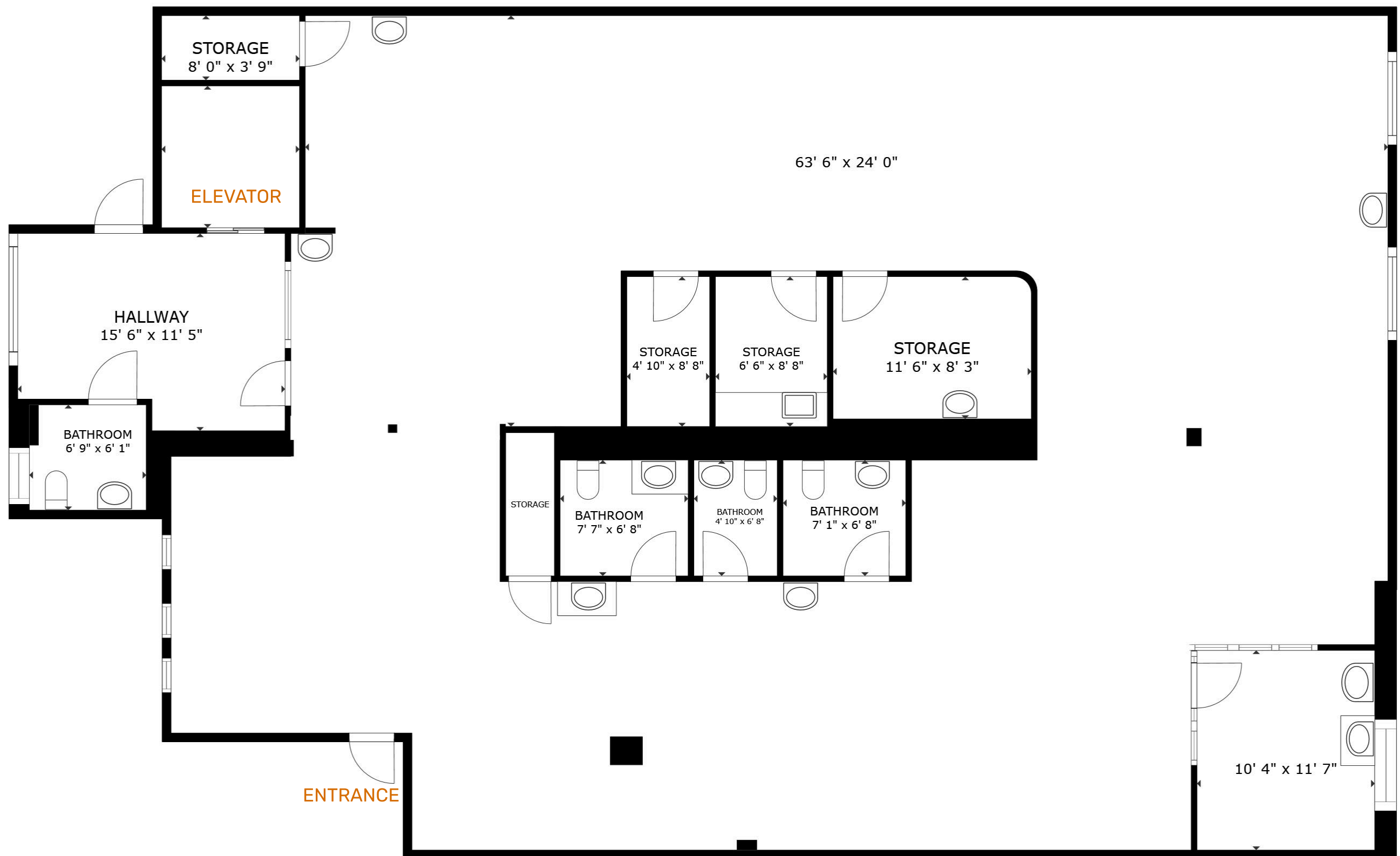
OCEAN AVENUE



1,600 SF

3RD FLOOR PLAN

OCEAN AVENUE

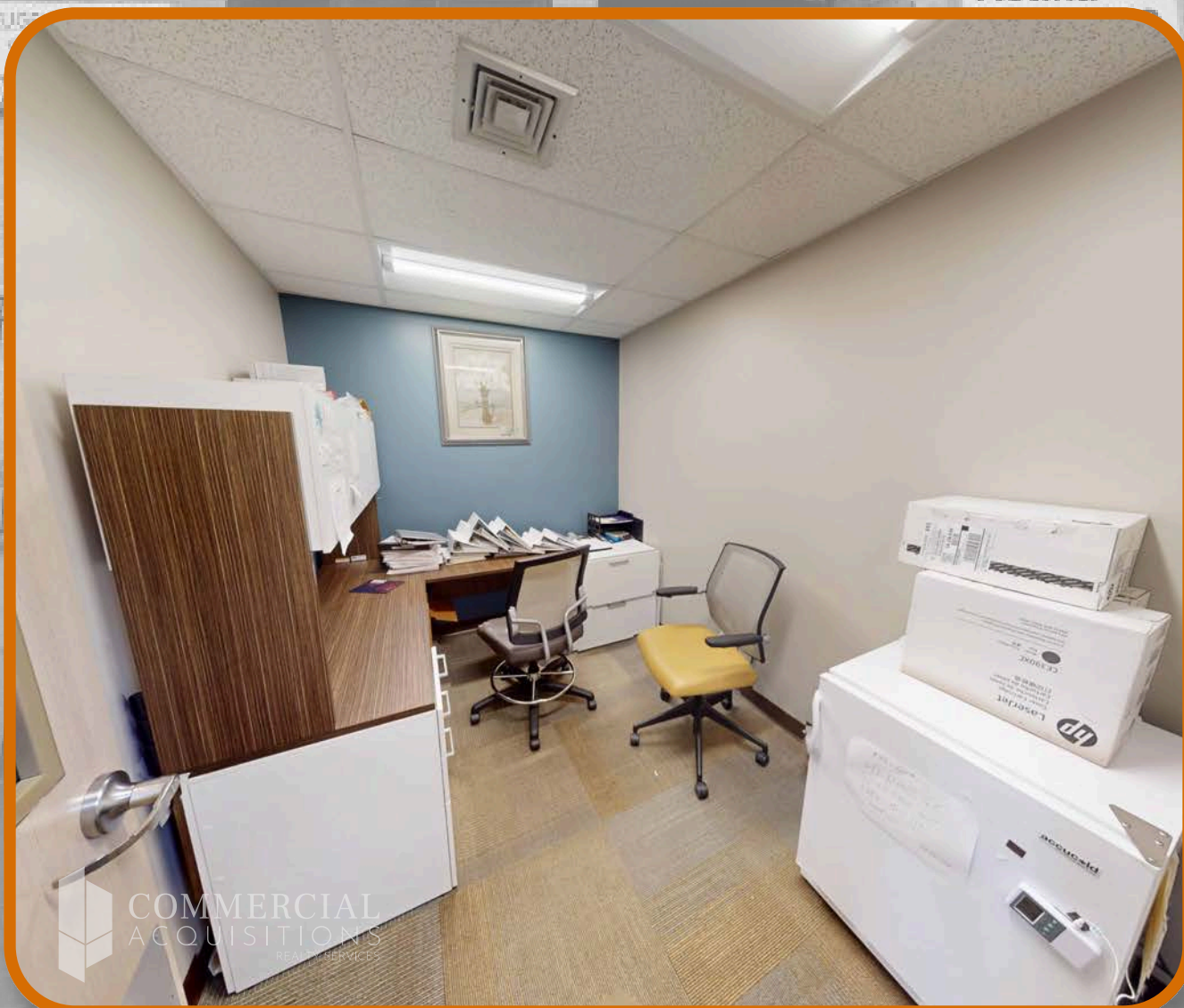


3,500 SF

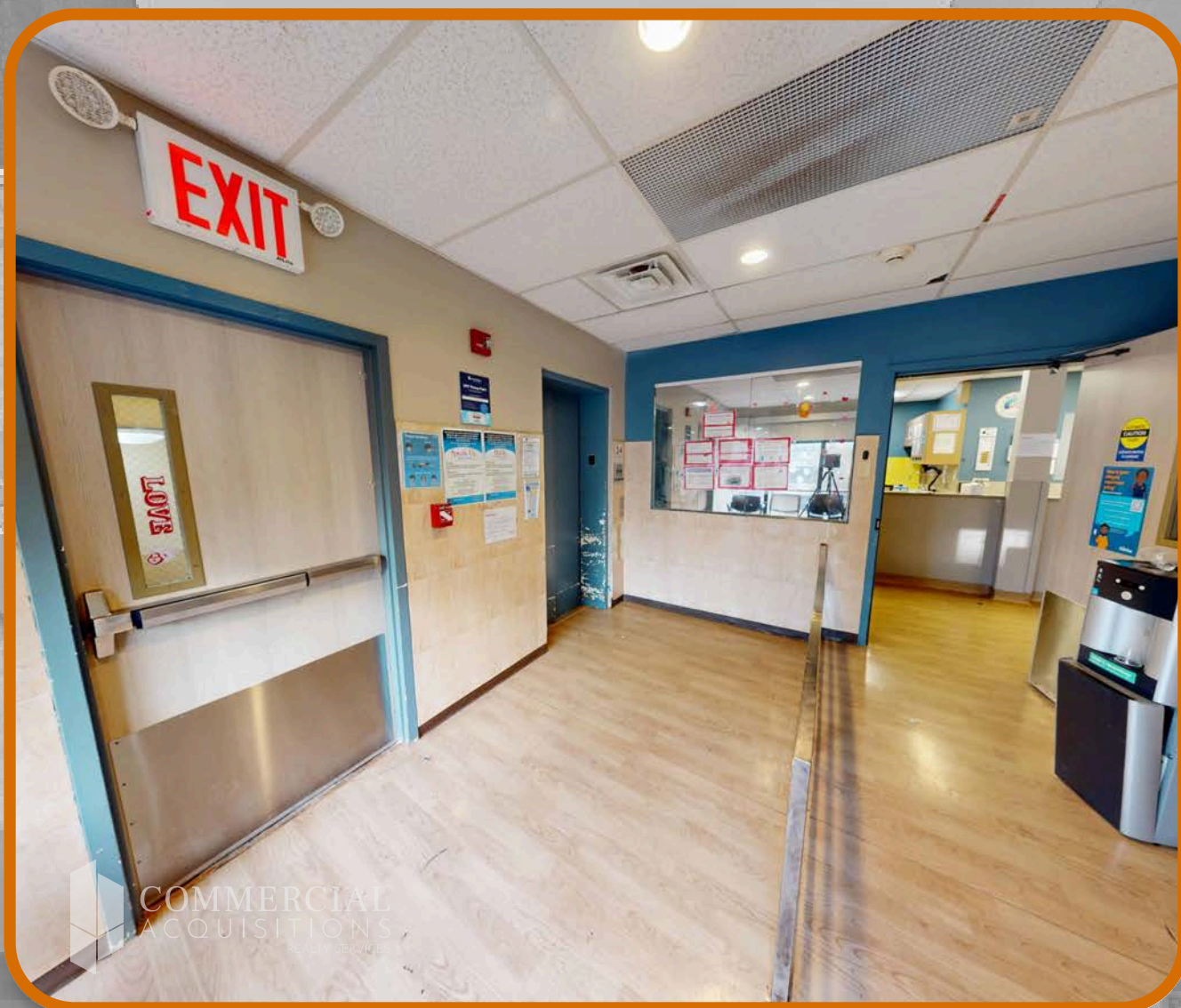
LOWER LEVEL PHOTOS



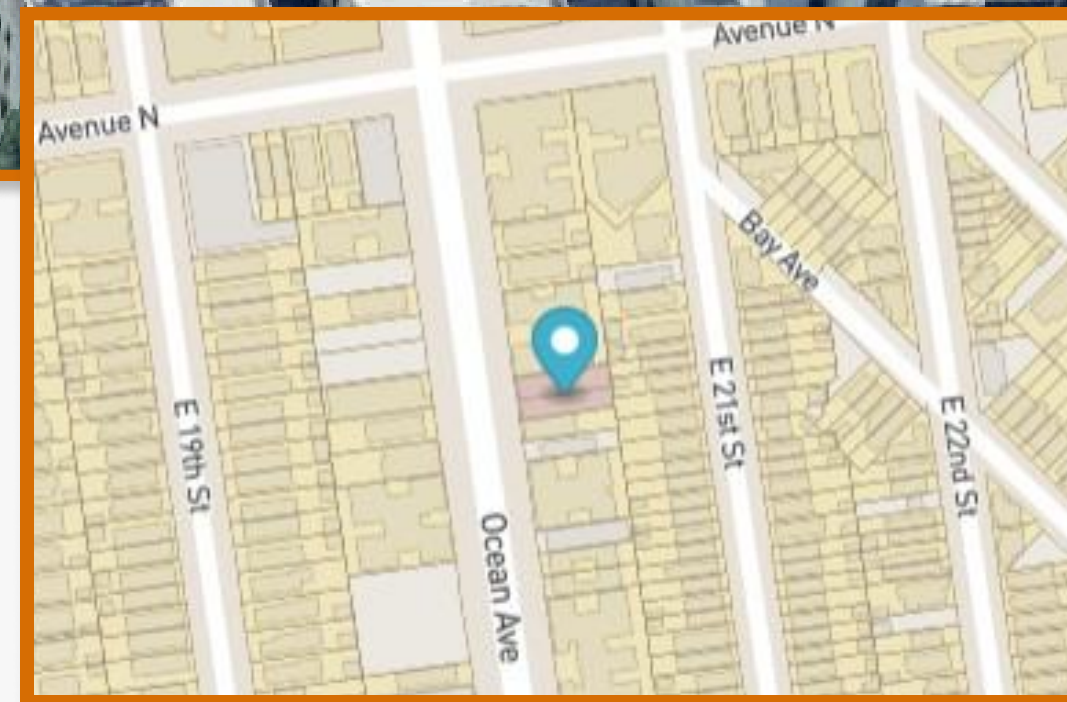
2ND FLOOR PHOTOS



3RD FLOOR PHOTOS



CONTACT US



CONTACT EXCLUSIVE BROKER



ARSEN ATBASHYAN
CELL: 917.939.3760
ARSEN@COMMERCIALACQ.COM

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 917.939.3760 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.