

7516 Bay Parkway, Brooklyn

Units CF1, CF2, and CF3

Available Separately or Together



PRIMUS REALTY GROUP



contact us!

THE PROPERTY

- Prices: \$2,695,500 - \$3,415,500
- Unit Sizes: 4,487 - 8,107 SF
- Built in 2019
- Lot size: 0.30AC
- Building Class A
- Cap Rates: 2.8%-5.5%

PROPERTY FEATURES

- Located between 75th Street and 76th Street on Bay Parkway
- Located in a prime location with high foot traffic.
- Excellent Storefront with floor to ceiling windows throughout.

ANNA JI, BROKER

Anna Ji

M: 917-553-8822

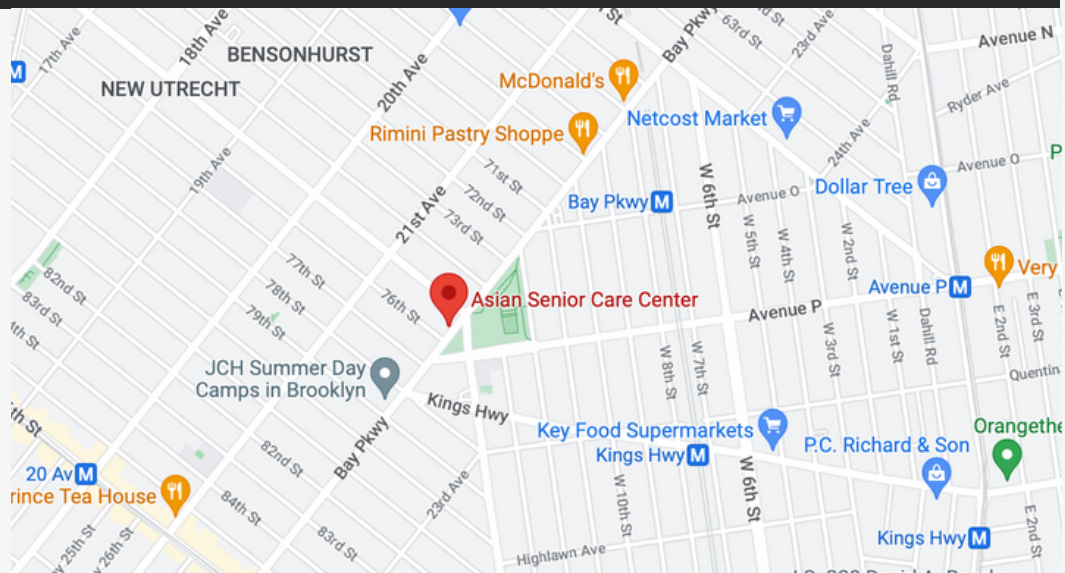
Annaji@Primusrealtygroupusa.com

PRIMUS REALTY GROUP

7 Penn Plaza STE 830

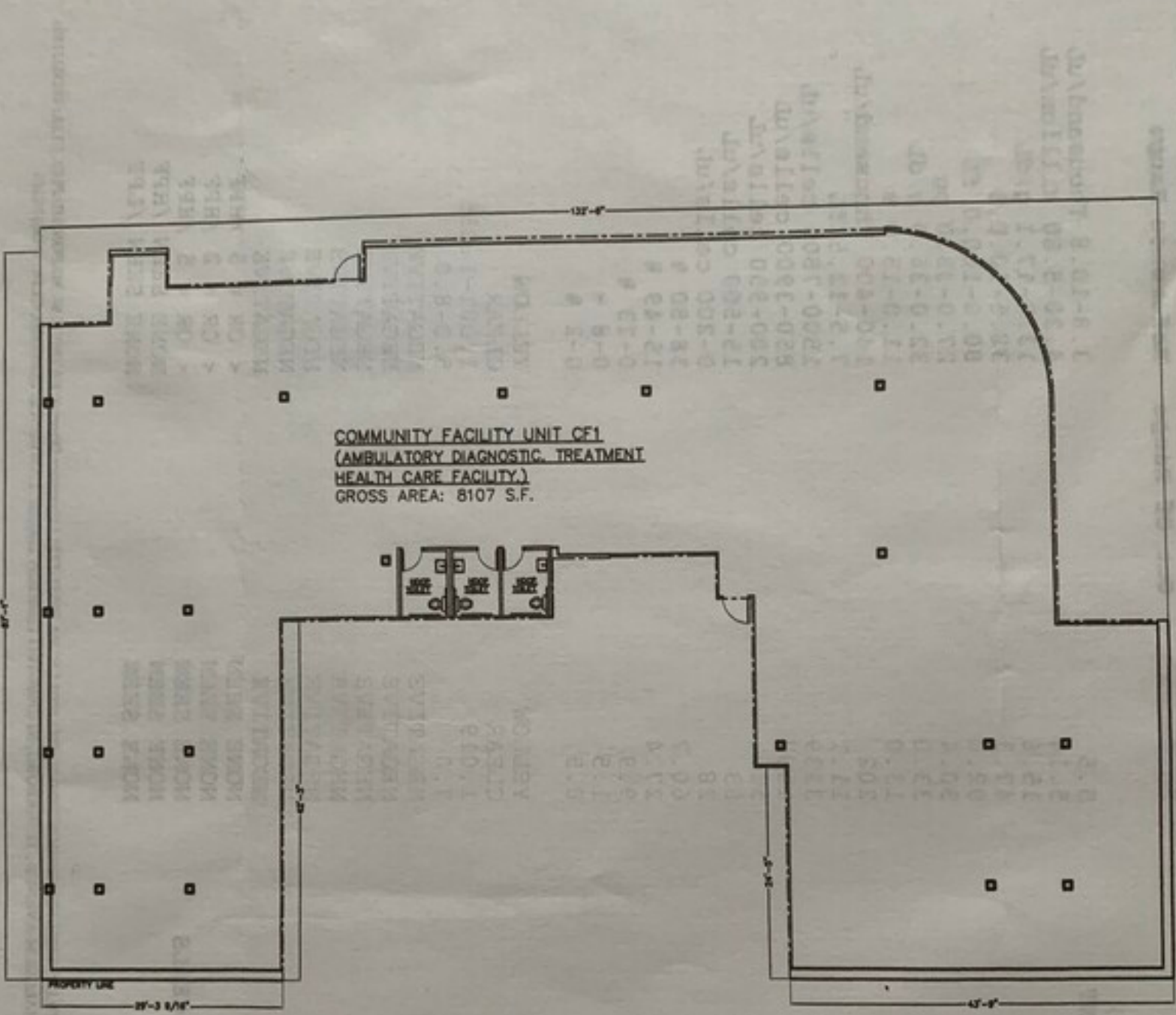
New York, New York

10001



THE PROPERTY- CF1

- Unit Size: 8,701 SF
- Sale Type: Investment
- Price: \$2,950,000
- Cap Rate: 2.75%
- Price Per SF: \$425.56
- NOI: \$94,825
- Condo Use: Office/Medical
- APN/Parcel ID: 06230-1101
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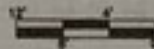


CELLAR FLOOR PLAN-CF1

DIMENSIONS AND ROOM FLOOR AREA ARE APPROXIMATE

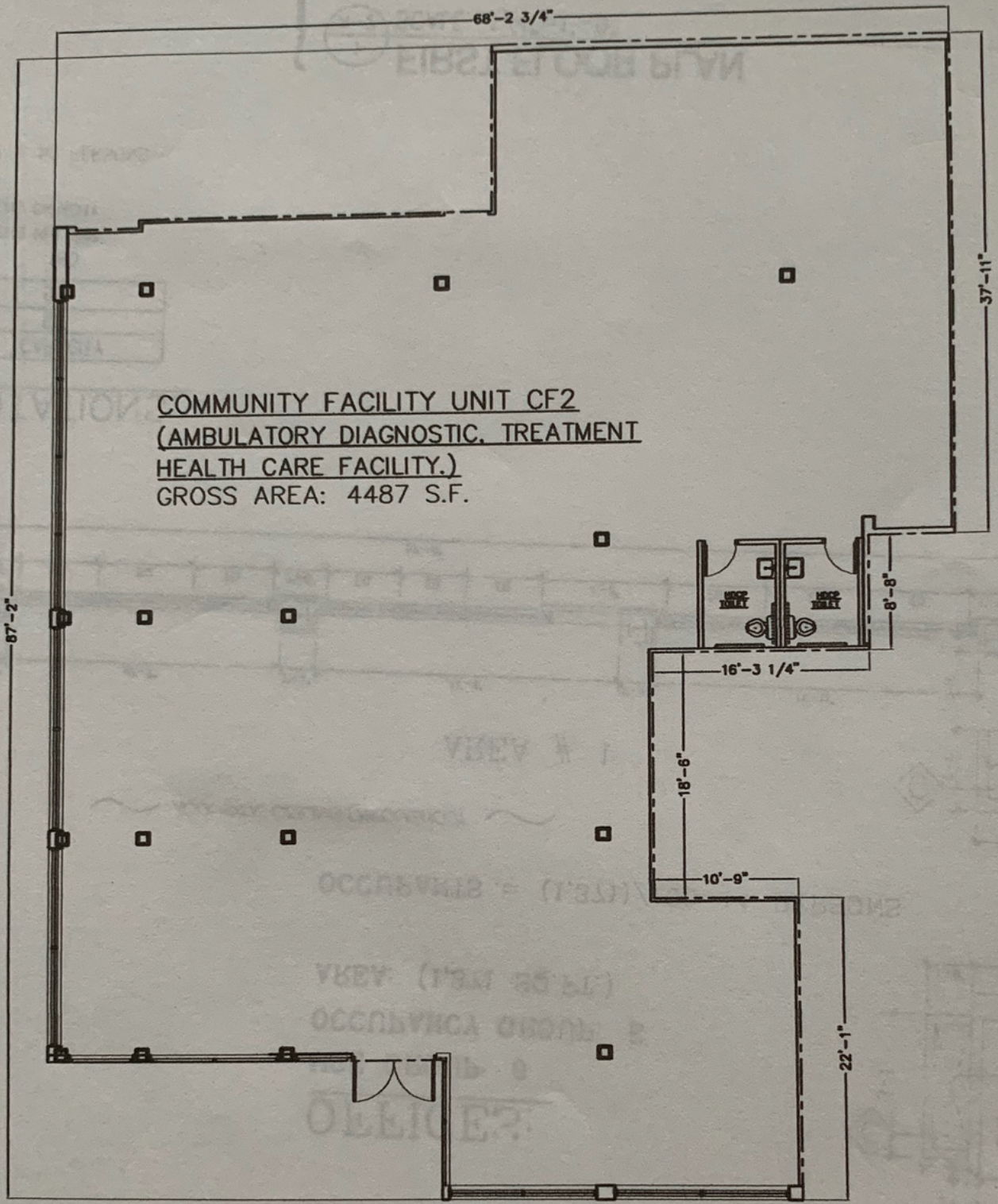
LEGEND

□ COMMUNITY FACILITY UNIT



THE PROPERTY- CF2

- Unit Size: 4,487 SF
- Sale Type: Investment
- Price: \$2,695,500
- Cap Rate: 5.50%
- Price Per SF: \$700.02
- NOI: \$172,755
- Condo Use: Office/Medical
- APN/Parcel ID: 06230-1102



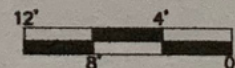
BAY PARKWAY

1ST FLOOR PLAN-CF2

DIMENSIONS AND GROSS FLOOR AREAS ARE APPROXIMATE

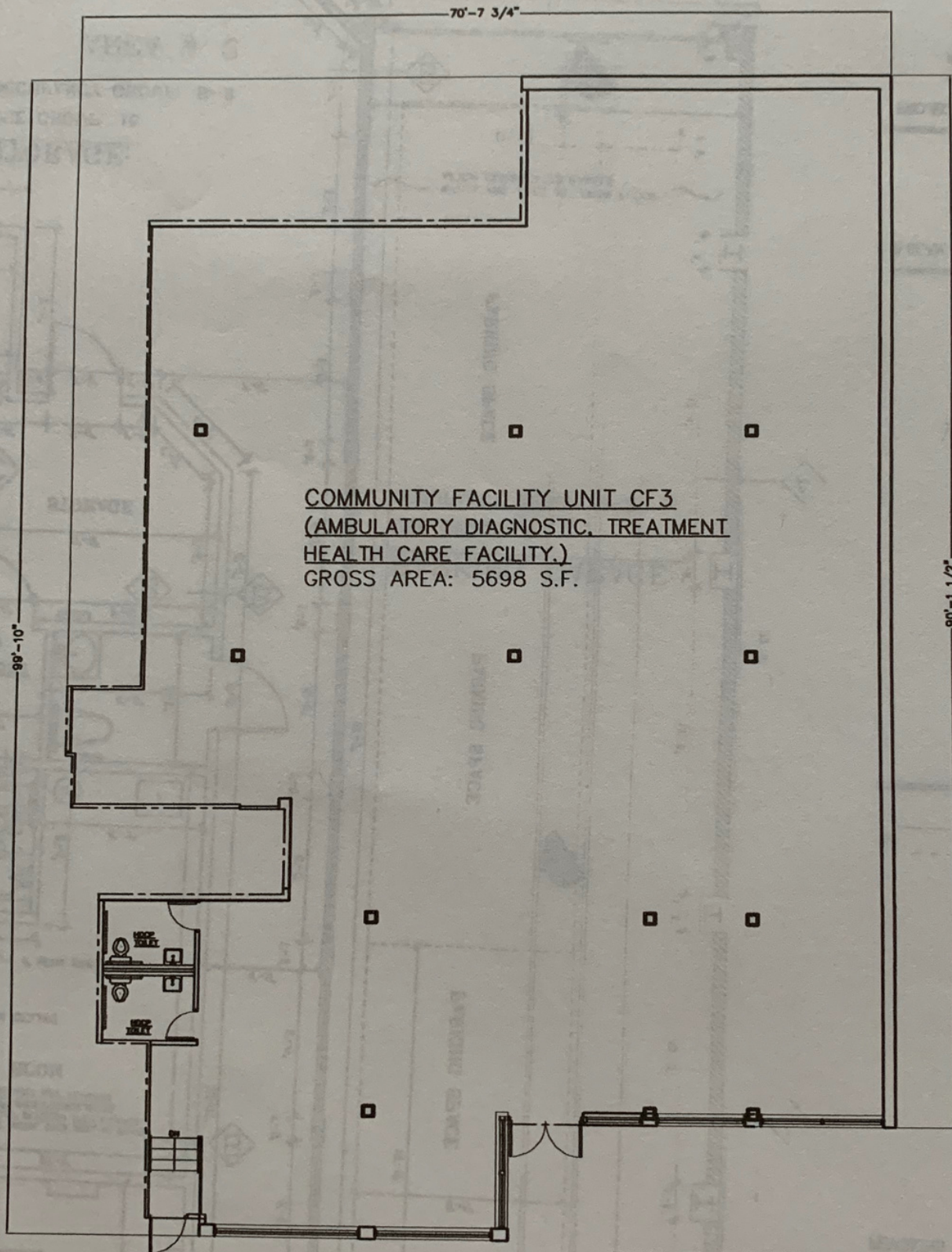
LEGEND

□ COMMUNITY FACILITY UNIT



THE PROPERTY- CF3

- Unit Size: 5,698 SF
- Sale Type: Investment
- Price: \$3,415,500
- Cap Rate: 4.50%
- Price Per SF: \$702.00
- NOI: \$179,999.96
- Condo Use: Office/Medical
- APN/Parcel ID: 06230-1103
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1ST FLOOR PLAN-CF3

DIMENSIONS AND GROSS FLOOR AREAS ARE APPROXIMATE

LEGEND

□ COMMUNITY FACILITY UNIT

