

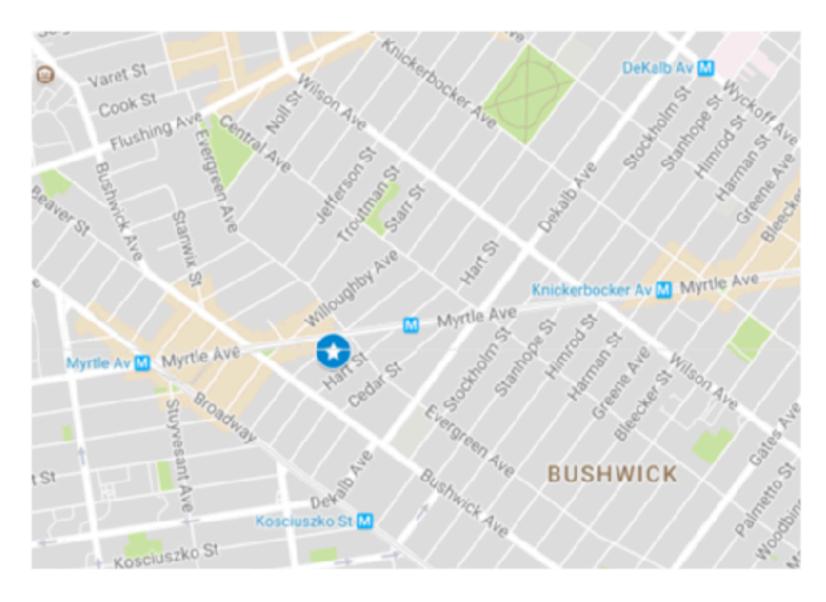


## 82 Suydam Street Commercial Building For Sale 3000sf + basement. AAA Tenant in place. Turn Key R6 Zoning **Built 2018**

Yossi Capland Lic RE Associate Broker COMPASS 917.991.6585

## 2300sf Ground Level 700sf Mezzanine Office 1000sf Lower Level 3 ADA Restrooms Ceiling Height 24'8" Two additional parking spots available for purchase

| Property value      | 2,150,000 \$ |
|---------------------|--------------|
| Annual gross income | 132,000 \$   |
| Operating expenses  | 15.91 %      |
| Operating expenses  | 21000 \$     |
| Vacancy rate        | 0 %          |
| Annual net income   | 111,000 \$   |
| Cap rate            | 5.163 %      |



## **TRANSPORTATION**

Main Floor Mezzanine Office

