



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



Turn-key Fully Occupied Mixed-Use Building For Sale

4,400 SF

1797 Flatbush Avenue • Brooklyn • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Harry Bouzaglou
📞 718.437.6100
harry.b@tristatecr.com



Location Overview

Located on the east side of Flatbush Avenue, between East 37th St and Avenue J near the Flatbush Ave - Brooklyn College subway station.

Nearest Transit: 5 & 2 trains at Flatbush Ave - Brooklyn College and the B41, BM1, B9, & B7 bus lines.

Nearby Retailers include: Starbucks, Dunkin' Donuts, Target, Auto Zone, Brooklyn College, Nike, Homegoods, and more!

Main Highlights

- ▶ Mixed-use building
- ▶ Two 3 bedroom / 2 bath apartments
- ▶ One retail space + garage with storage
- ▶ Gut renovated and cash flowing
- ▶ Lot Dimensions: 20 X 96
- ▶ Building Dimensions: 20 X 55
- ▶ Occupancy Rate: 100%



4,400 SF

Total Building Size



1,920 SF

Lot Size



R5/ C2-2

Zoning

FOR SALE • 4,400 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Harry Bouzaglou
📞 718.437.6100
harry.b@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Income Statement Summary

1797 Flatbush Ave Rent Roll Breakdown

			Actual Base Rent					
Unit Type	Unit #	Sq Ft	Per Mo.	Per Yr.	Per SF	Per Mo.	Per Yr.	Per SF
Storefront	Retail	1,100	\$5,500	\$66,000	\$60.00	\$5,665	\$67,980	\$61.80
Rear	Garage	1,500	\$2,300	\$27,600	\$18.40	\$2,300	\$27,600	\$18.40
3 bed/ 2 bath	Apartment 1	1,100	\$2,900	\$34,800	\$31.64	\$3,000	\$36,000	\$32.73
3 bed/ 2 bath	Apartment 2	1,100	\$2,900	\$34,800	\$31.64	\$3,000	\$36,000	\$32.73
Totals		4,800	\$13,600	\$163,200	\$34.00	\$13,965	\$167,580	\$34.91

Actual Revenues:		Projected Revenues:	
Actual Base Rent	\$163,200.00	Projected Base Rent	\$167,580.00
Misc property income	\$0.00	Misc property income	\$0.00
Total Revenues	\$163,200	Total Projected Revenues	\$167,580

Operating Expenses

Insurance	\$5,000							
Electric	\$300							
Real Estate Taxes	\$10,043							
Water	\$2,000							
Repairs	\$2,000							
Total Expenses	\$19,343							

Net Actual Operating Income \$143,857

Net Projected Operating Income \$148,237

Purchase Price \$1,975,000

Actual CAP Rate 7.28%

Projected CAP Rate 7.51%

FOR SALE • 4,400 SF • For Pricing

Call: 718-437-6100



FOR SALE • 4,400 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Harry Bouzaglou
📞 718.437.6100
harry.b@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



FOR SALE • 4,400 SF • For Pricing

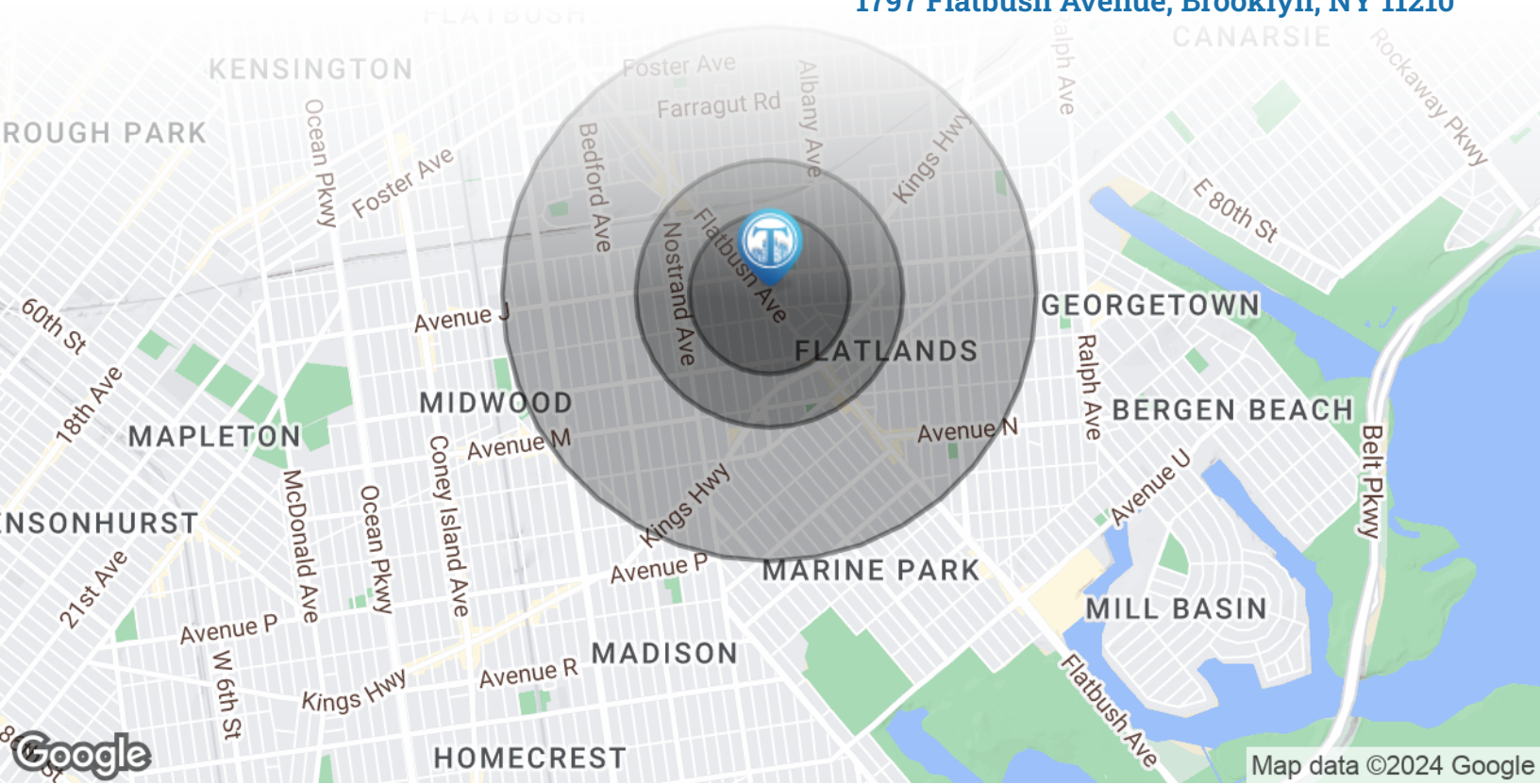
Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Harry Bouzaglou
📞 718.437.6100
harry.b@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

1797 Flatbush Avenue, Brooklyn, NY 11210



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,441	30,945	109,474
Average Age	39	40	41
Average Age (Male)	37	38	39
Average Age (Female)	40	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,528	10,450	37,797
# of Persons per HH	3.3	3	2.9
Average HH Income	\$110,903	\$110,275	\$114,744
Average House Value	\$833,372	\$827,677	\$902,434



109,474

People within 1 Mile



\$114,744

Avg Household Income

FOR SALE • 4,400 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 📞 718.437.6100
 sb@tristatecr.com

Harry Bouzaglou
 📞 718.437.6100
 harry.b@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



1797 Flatbush Avenue

FOR SALE • 4,400 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Harry Bouzaglou
 ☎ 718.437.6100
 harry.b@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

For Sale



TriStateCR.com

4,400 SF | 1797 Flatbush Avenue
Turn-key Fully Occupied Mixed-Use
Building For Sale

4,400 SF • For Pricing **Call: 718-437-6100**

1797 Flatbush Avenue • Brooklyn • NY

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Harry Bouzaglou
☎ 718.437.6100
harry.b@tristatecr.com

