

Crifasi

Real Estate Inc.

Serving our community since 1974

**2573 ATLANTIC AVE.
BROOKLYN NY 11207**



**MIXED USE BUILDING FOR SALE
GUT RENOVATED INTERIOR IN 2020
IDEAL WORK/LIVE SPACE**

INCOME

Unit	Type	Rent	Lease Exp.
1st Floor	Commercial Unit & Basement	\$2,500	Short Term
2nd Floor	2 bedrooms/1 bathroom Apt.	\$2,500	M-M
Total Monthly Income:		\$5,000	
Total Annual Income:		\$60,000	
Annual Net Operating Income:		\$49,700	

ANNUAL EXPENSES

Insurance:	\$4,600
Water:	\$1,000
Utilities:	\$1,800
Taxes:	\$2,900
Total Annual Expenses:	\$10,300



OFFERING SUMMARY

Asking Price: \$875,000

1 Residential		
1-Commercial	1,500 s/f	\$536.81
# of Units	Approx. Bldg SF	Price/SF

For More Information Please Contact:

JOSEPH V. CRIFASI

Licensed Real Estate Broker

Cell: 718-930-0040

Email: joe@crifasi.com

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Property Address: 2573 Atlantic Ave. Brooklyn NY 11207

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PROPERTY FEATURES

Address:	2573 Atlantic Ave. Brooklyn NY 11207
County:	Kings
Market:	East New York
Taxes:	2,900
Approx. Bldg. SF:	1,500
Approx. Land SF:	1,006
Number of Units:	2
Number of Stories:	2
Year Built:	1905
Number of Parcels:	1
Zoning Type:	M1-1
Building Class:	Mixed Use
Number of Buildings:	1
Lot Dimensions:	Approx. 1,006 SF
Number of Parking Spaces	N/A
Construction	Stone
Heating	HVAC-Electric
Basement	Full-Duplexed with 1st Fl

FINANCIAL SUMMARY

Price:	\$875,000
Price PSF:	\$536.81

Description

MIXED USE BUILDING

1st FLOOR IS AN IDEAL LIVE/WORK SPACE

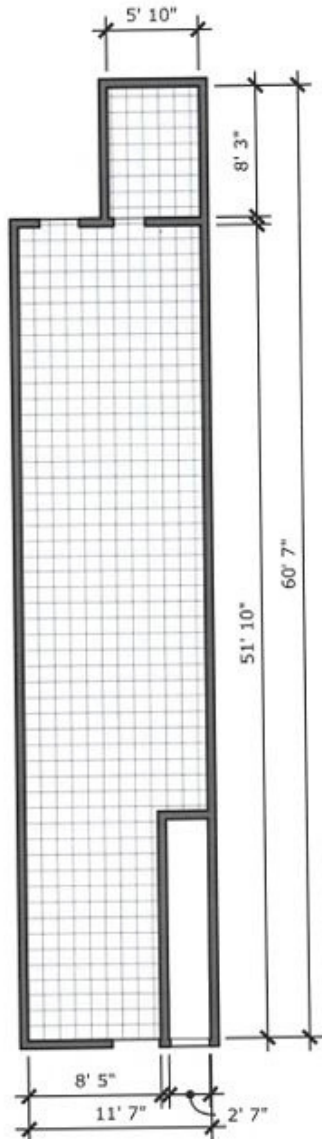
FULLY GUT RENOVATED IN 2020

- 1st Fl: -Open plan 750 s/f commercial unit duplexed with the 750 s/f basement, full bathroom and kitchenette. Approx 1200 s/f. This tenant pays 2500 per month, lease terms are a 6-month lease and then month- to- month afterwards
- 2nd Fl: -2 bedrooms, 1 full bathroom, small deck, roof access, & 3 skylights. Approx. 750 s/f. This tenant pays 2500 and are on a month-to-month lease
- New Plumbing
- New Wiring
- Fuel: Gas for hot water heater
- Electric Mini Splits for Heating & A/C
- 3 Phase Power & 200 amp Service
- Tenants have short term leases
- Low Expenses: Tenant pays utilities and heat. Owner pays minimal gas, water, RE taxes & insurance.
- CAP Rate yields a higher return compared to similar properties.

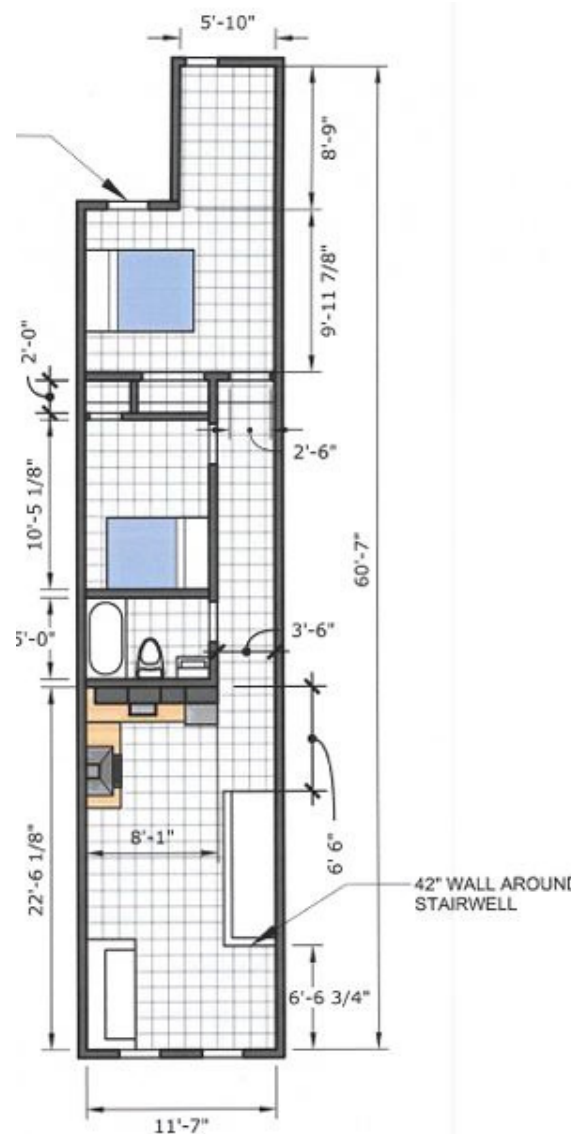
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F1 Plan-1st Floor



F1 Plan-2nd Floor



F1 Plan-Lower Level

