

Prime Retail
Absolute NNN Tenant



Morsav, Inc. is please to present

**219 BRIGHTON
BEACH AVE.**

219 BRIGHTON BEACH AVE

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ABOUT PROPERTY

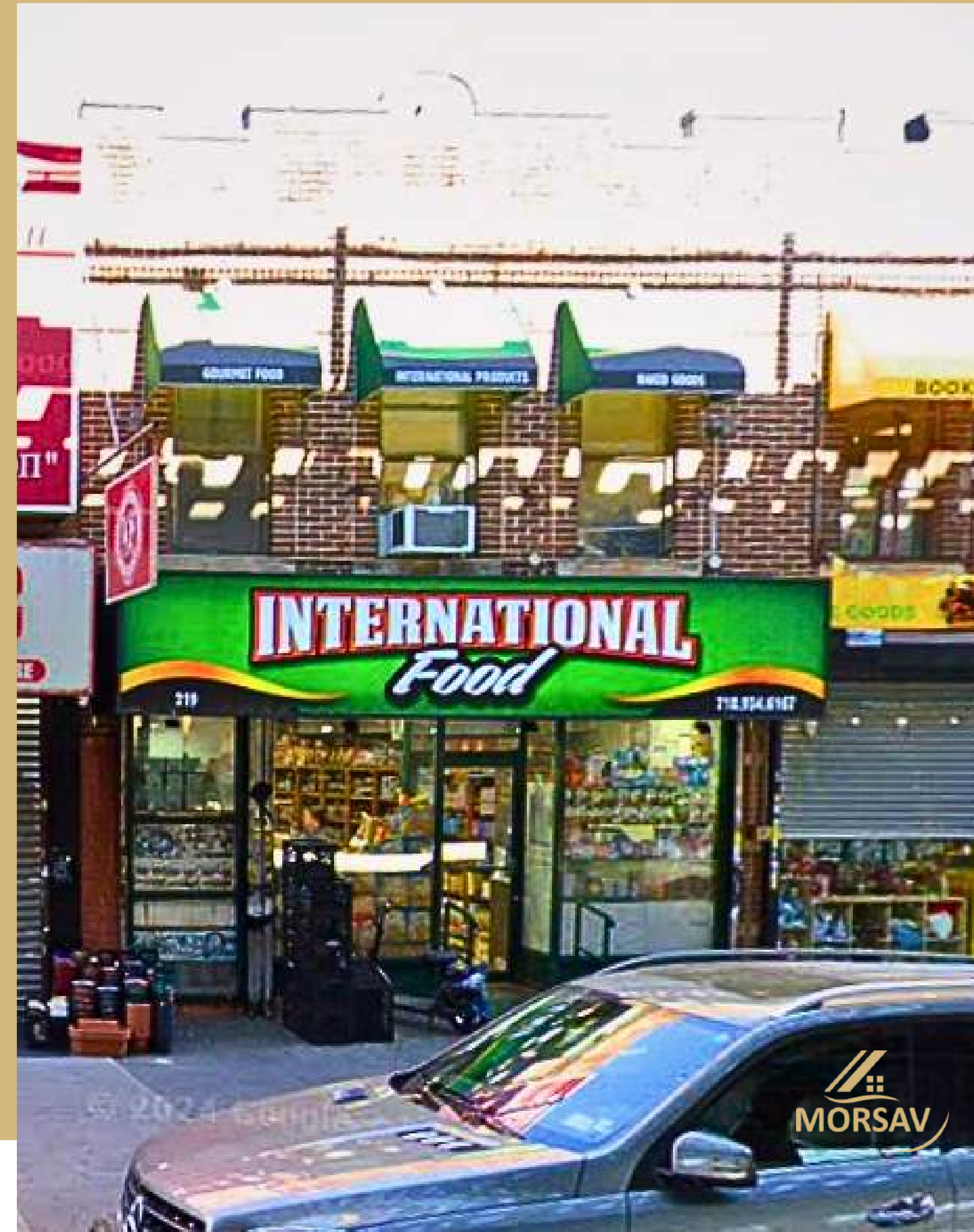
242 BRIGHTON BEACH AVE.

Morsav, Inc. is thrilled to present an exceptional exclusive opportunity: 219 Brighton Beach Avenue. This retail property is situated on Brighton Beach Avenue between Brighton 2nd and Brighton 3rd Streets in Brighton Beach, Brooklyn.

This prime retail property measures 4,000 SF plus an additional 2,000 SF storage basement and is fully leased to an Eastern European speciality market that's been in business over 20 years. The NNN lease ensures a steady income stream with no expenses for the landlord.

Opportunities like this are rare! This is a true pride of ownership and properties like this don't often come to market. Brighton Beach is booming with new developments and top-notch local retailers. Don't miss your chance to own a trophy asset in one of Brooklyn's most sought-after neighborhoods!

219 BRIGHTON BEACH AVE



242 Brighton Beach Avenue, Brooklyn NY 11235								
Suite #/ Address	Tenant Name (Commercial Only)	Specific Use	Unit SF	Current Monthly Rent	PPSF Rent	Lease Start	Lease Termination	Increases/ Notes
219 Brighton Beach Avenue	International Market	Super Market	4,000	\$17,734.80	\$53.21	3/1/2003	2/28/2027	3% annually
						Original Start Date		

Schedule of Rent - Until February 2034								
219 Brighton Beach Avenue	International Market	Super Market	4,000	\$18,266.83	\$54.80	3/1/2027	2/28/2028	3% annually
				\$18,814.83	\$56.44	3/1/2028	2/28/2029	
				\$19,379.27	\$58.14	3/1/2029	2/28/2030	
				\$19,960.65	\$59.88	3/1/2030	2/28/2031	
				\$20,559.47	\$61.68	3/1/2031	2/28/2032	
				\$21,176.26	\$63.53	3/1/2032	2/28/2033	
				\$21,811.54	\$65.43	3/1/2033	2/28/2034	

Gross SF: 4,000 SF
Storage SF: 2,000 SF

Gross Monthly Income \$17,734.80

Gross Annual Income \$212,817.36



INCOME/EXPENSES

GROSS INCOME:
TOTAL MONTHLY: \$ 17,734.78
TOTAL ANNUAL: \$212,817.37

219 BRIGHTON BEACH AVE



Taxes

Insurance

(Billed to Tenant)

\$ 56,080
\$ 10,000

Vacancy
Management

\$ 6,385
\$ 10,641

N.O.I. \$ 195,791

International Food (Previously Taste of Russia) is responsible for all expenses billed to the property.
Absolute NNN Lease

PRICING SUMMARY

PRICE

CAP RATE
PPSF

\$ 3,400,000

5.76%
\$ 850

FEEL FREE TO REACH OUT FOR FINANCING OPTIONS



Brighton
Beach

219 BRIGHTON BEACH AVE



534494129

EXCLUSIVELY LISTED BY:
EVMORFEA SAVIDIS
MORSAV, INC REALTY SERVICES



PRESENTED BY

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