

Prime
Avenue U
Location

156 AVENUE U

BROOKLYN, NY 11223

MIXED-USE INVESTMENT PROPERTY

ASKING PRICE

\$2,288,888



4 RETAIL STORES



2 TWO-BEDROOM APARTMENTS



PRIVATE GARAGE



STEPS TO AVENUE U **N** TRAIN



HIGH FOOT TRAFFIC CORNER



STRONG INCOME & RENTAL UPSIDE



IDEAL FOR INVESTORS
AND 1031 EXCHANGE BUYERS

APPROX. **6%** CAP RATE

*Stable Income
Bright Future*

PROPERTY HIGHLIGHTS

- Prime corner property at Avenue U & W 7th St
- 4 retail stores + 2 two-bedroom apartments
- Private garage (3 parking spaces)
- Building size: 20' x 105' (Approx. 3,465 SF)
- Lot size: 20' x 115' (2,243 SF)
- Full semi-finished basement with separate entrance
- Well-maintained brick building (Built in 1931)
- R5 zoning
- Steps to Avenue U **N** train station & B3 bus
- Surrounded by restaurants, supermarkets, schools and neighborhood amenities
- Strong current income with additional rental upside

CURRENT RENT ROLL

UNIT	USE	CURRENT RENT (Monthly)	ANNUAL INCOME
1	Deli Store	\$4,510	\$54,120
2	Barber Shop	\$1,700	\$20,400
3	Flower Shop	\$1,900	\$22,800
4	Office + Garage	\$2,100	\$25,200
2F	2 Bedrooms	\$1,900	\$22,800
2R	2 Bedrooms	\$2,400	\$28,800
TOTAL		\$14,510	\$174,120

FINANCIAL SUMMARY

Gross Income	\$174,120
Estimated Expenses	\$36,489
NOI (Net Operating Income)	\$137,631
CAP RATE (at Asking Price)	≈ 6.0%

Note: All information deemed reliable but not guaranteed. Buyer to independently verify all information.



CORNER LOCATION



AERIAL VIEW



STEPS TO N TRAIN



PRIVATE GARAGE