

FOR SALE



**385 Avenue X NWC East 2nd Street
Brooklyn, NY 11223**

Sale Price: \$3,100,000

CAP Rate: 6.04%

Metro Commercial & Business Brokers, Inc.

www.metrocbb.com

John Wilmarth 516 640-5440 x 1

john@metrocb.com

**385 Avenue X
Brooklyn, NY 11223**

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Located in densely populated middle income neighborhood of Gravesend, Brooklyn, NY. Avenue X is a main shopping street in the neighborhood featuring banks, supermarkets, post office, numerous restaurants, shops and boutiques. The area is serviced by the Subway (F lines) on McDonald Ave Shell Rd, 86th Street and Ave X five blocks west and a bus stop in front of the premises (B1 Line).



PROPERTY INFORMATION

Address: 385 Avenue X, NWC E2nd St
Brooklyn, NY 11223
Block 7177, Lot 38
Kings County

Lot Size: 6,800 SF (80' frontage on
Ave X and 80' on E 2nd St)
Building Size: Approximately 4,800 SF
plus basement storage.

INCOME

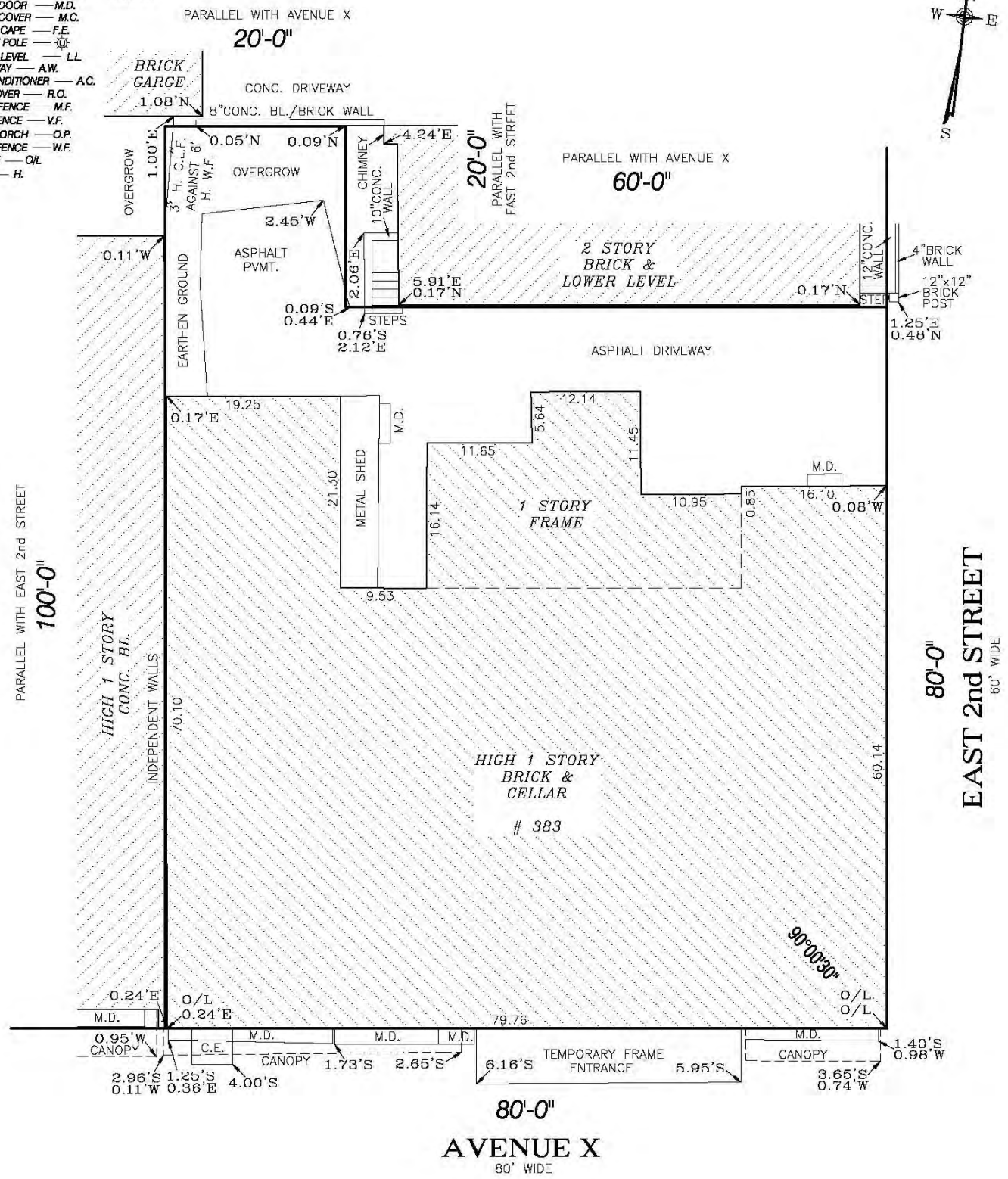
Gross:	\$246,209
RE Tax 24/25:	43,946
Insurance:	4,850
Expenses:	10,000
NOI 12-1-2024:	\$187,413

ZONING

C1-4 Overlay In R4

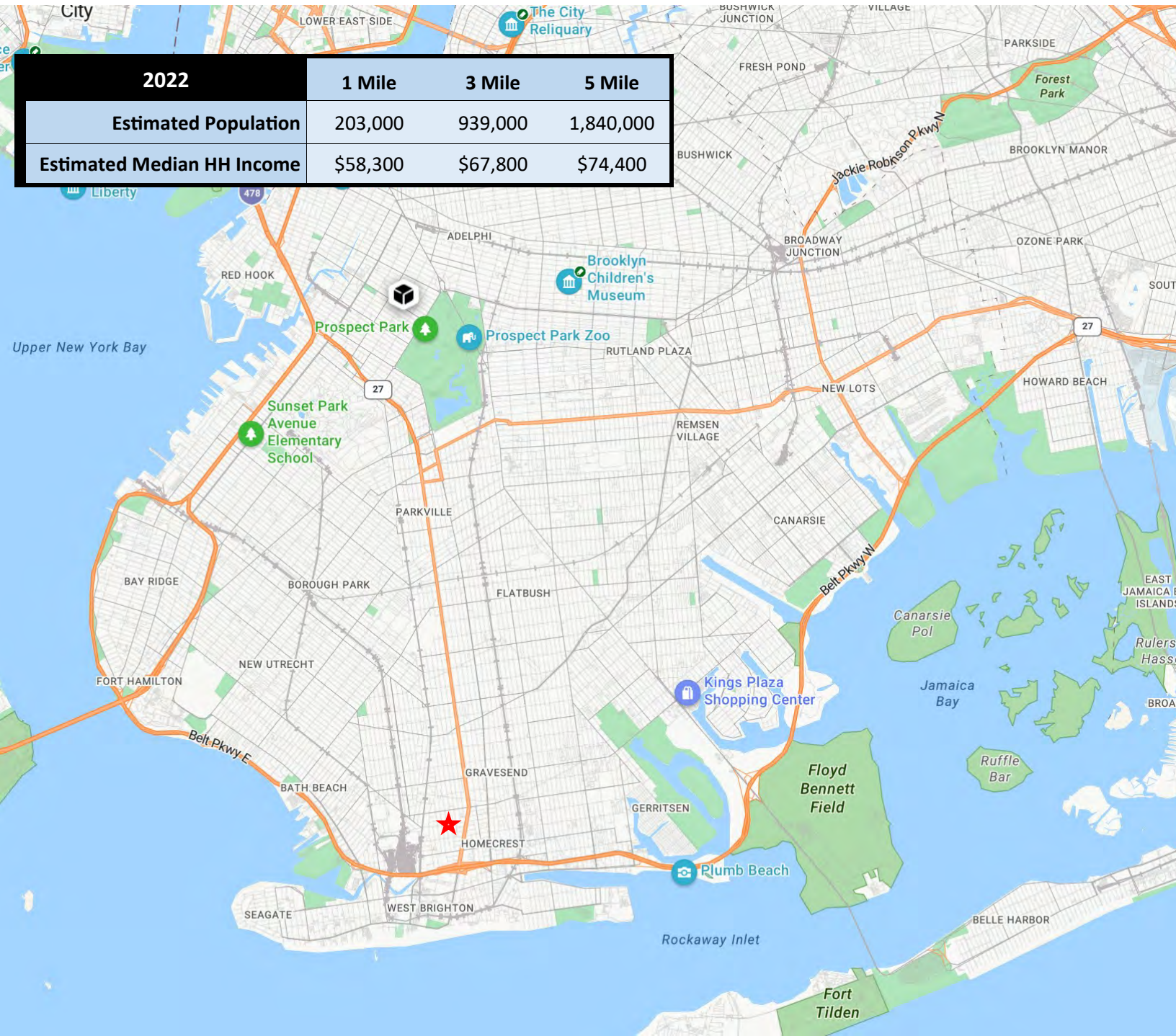
The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

- LEGEND:**
- CELLAR ENTRANCE — C.E.
 - CHAIN LINK FENCE — C.L.F.
 - PLATFORM — FLT.
 - PAVEMENT — PVMT.
 - EARTHEN GROUND — E.G.
 - CONCRETE — CONC.
 - OVER HEAD SERVICE WIRE — O.H.S.W.
 - METAL DOOR — M.D.
 - METAL COVER — M.C.
 - FIRE ESCAPE — F.E.
 - UTILITY POLE — U.P.
 - LOWER LEVEL — LL
 - AREA WAY — A.W.
 - AIR CONDITIONER — A.C.
 - ROOF OVER — R.O.
 - METAL FENCE — M.F.
 - VINYL FENCE — V.F.
 - OPEN PORCH — O.P.
 - WOOD FENCE — W.F.
 - ON LINE — O/L
 - HIGH — H.



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Gravesend is a middle income working class neighborhood along Brooklyn's southwestern shoreline. Cutting through it are major arteries such as Stillwell Avenue and Kings Highway. Gravesend is a neighborhood with a rich history and diverse population.



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