TAHARI
REALTY

510 OCEAN AVE

ELEVATOR BUILDING FOR SALE

ASKING PRICE: **$6,595,000**

CAP RATE: **9.5%**

$220 PSF

BROOKLYN, NYC

ASKING PRICE: $6,595,000

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CONTACT

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ABOUT THE NEIGHBORHOOD

A famous green space in Brooklyn, Prospect Park is an expansive city park and neighborhood at the center of outdoor recreation inthis New York City borough. It features basketball courts, playgrounds, lakefront trails, and a dog beach, along with nearby attractions like Prospect Park Zoo, Brooklyn Botanic Garden, Brooklyn Museum, Grand Army Plaza, and surrounding streets filled with apartment buildings, local businesses, and restaurants.

TRANSPORTATION

Transit/Subway	Walk	Distance
Church Avenue (B,Q Line)	02 mins	0.1 mi
Parkside Avenue	06 mins	0.3 mi
Beverley Road (Q Line)	11 mins	0.6 mi
Church Avenue (2,5 Line)	12 mins	0.6 mi
Cortelyou Road	14 mins	0.7 mi

Commuter Rail	Drive	Distance
Nostrand Avenue Station	08 mins	2.7 mi
Atlantic Terminal	07 mins	2.8 mi
East New York Station	09 mins	4.6 mi
Exchange Place	23 mins	10.6 mi
St George	25 mins	10.9 mi

Airport	Drive	Distance
LaGuardia	24 mins	11.8 mi
John F Kennedy International	20 mins	11.9 mi

WALK SCORE
99%

TRANSIT SCORE
100%

BIKE SCORE
98%

*Apartments.com

UNIT NUMBER	PREFERENTIAL RENT	MONTHLY RENT	LEASE STARTING DATE	LEASE EXPIRE DATE
COMM-1		3,978.38	10/01/2013	9/30/2028
COMM-2		5,834.95	9/01/2023	8/31/2028
COMM-3		18,540.00	12/01/2013	11/30/2033
1A		1,943.91	3/01/2025	2/28/2027
1B		1,223.56	3/01/2025	2/28/2027
1C	1,777.00	2,174.14	10/01/2025	9/30/2026
1D		1,066.85	5/01/2025	4/30/2026
1E		1,144.54	4/01/2026	3/31/2027
1F		1,008.29	1/01/2026	12/31/2027
2A	2,745.00	2,898.70	2/01/2025	1/31/2026
2B		960.04	6/01/2025	5/31/2027
2C	1,669.00	1,971.88	5/01/2025	4/30/2026
2D		1,001.33	8/01/2024	7/31/2026
2E		1,424.81	7/01/2025	6/30/2026
2F		2,125.03	7/01/2025	6/30/2026
3A		969.42	9/01/2014	8/31/2016
3B	2,600.00	3,262.59	7/01/2025	6/30/2027
3C (VACANT)	2,095.00	2,098.92		
3D	1,545.00	1,668.36	5/01/2025	4/30/2026
3E		947.69	12/01/2025	11/30/2027
3F		1,159.56	8/01/2025	7/31/2026
4A	1,977.00	3,081.80	5/01/2025	4/30/2026
4B		1,164.49	3/01/2025	2/28/2027
4C (VACANT)		1,922.71		
4D		1,119.12	1/01/2026	12/31/2027
4E		888.19	1/01/2026	12/31/2026
4F		1,070.50	7/01/2024	6/30/2026
5A		1,413.53	4/01/2025	3/31/2027
5B		1,083.04	7/01/2024	6/30/2025
5C		914.34	3/01/2025	2/28/2026
5D	1,801.00	2,064.40	3/01/2024	2/28/2026
5E		999.97	1/01/2026	12/31/2026
5F		961.24	6/01/2025	5/31/2027

Reimbursements from commercial Tenants (per year): **$75,058.68**

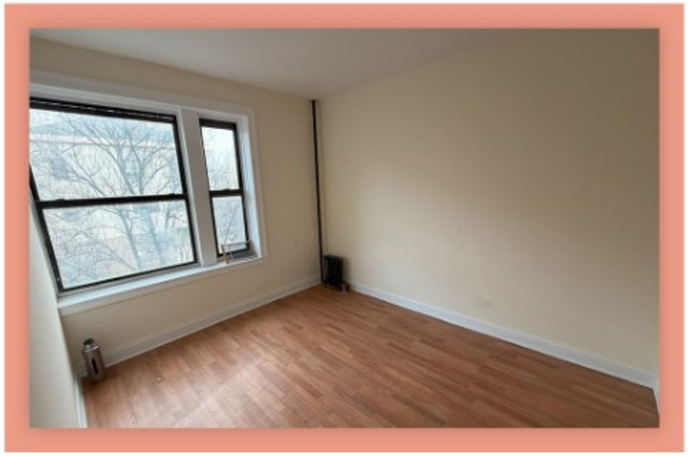
GROSS INCOME: **$941,009.68**

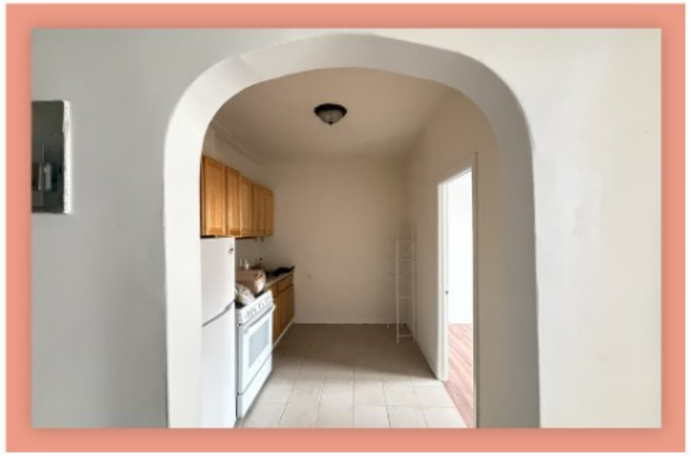
EXPENSES:

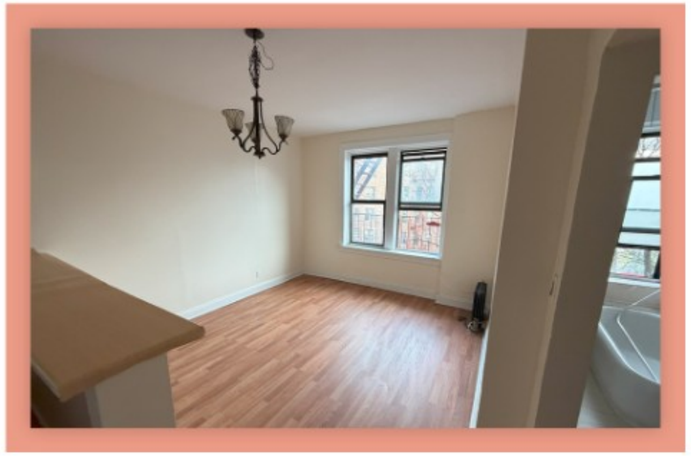
RE Taxes (Tax Class 2):	$186,051.00
Insurance:	$20,000.00
Electric:	$3,000.00
Water:	$21,750.00
Fuel:	$21,750.00
R & M:	$14,500.00
Super:	$9,000.00
Elevator:	$5,000.00

VACANCY RATE: **3%** NOI: **$633,980.15**

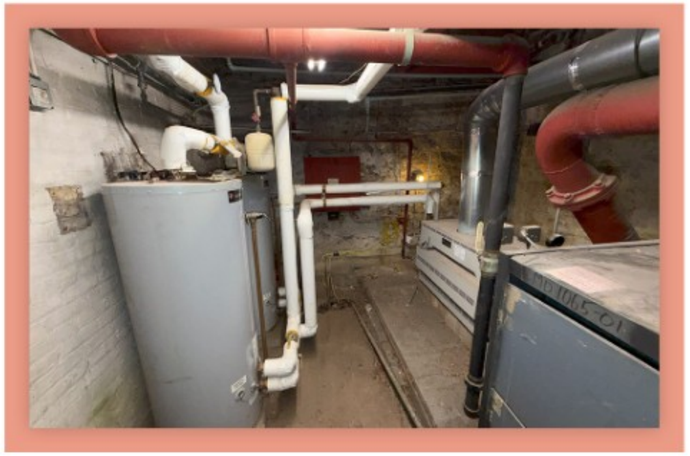
INTERIORS OF UNITS

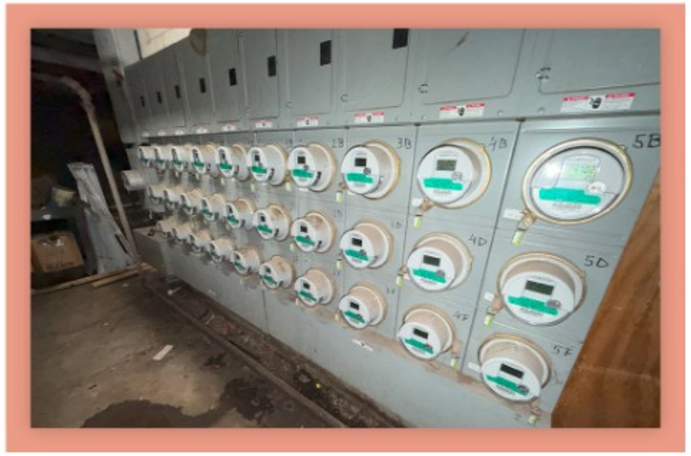


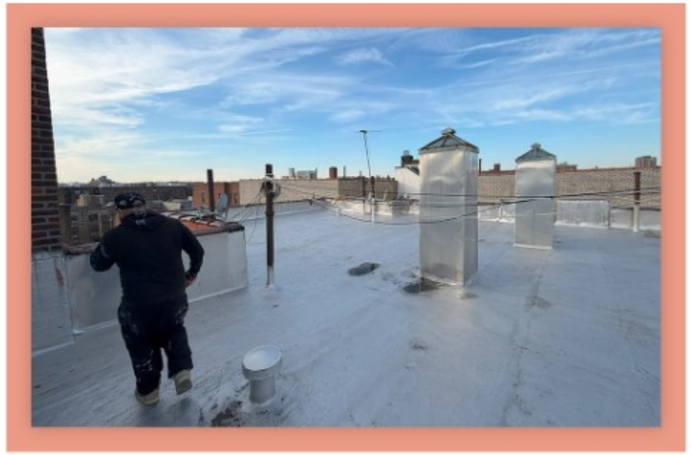




BOILER, ELECTRICAL, ROOF AND GAS







EXTERIOR

Pharmore Pharmacy
718-282-3600
FREE DELIVERY 718 -282-3600 VITAMINS

Church Ave
CASH

510 OCEAN AVE

FOR MORE DETAILS CONTACT

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