

Property For Sale

845 3rd Ave Multi Purpose Property

845 3rd Ave Brooklyn, NY 11232



For More Information:

Louis Fisher

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Offering Summary	
Sale Price:	\$2,500,000
Building Size:	3,900 SF
Available SF:	
Lot Size:	1,950 SF
Price / SF:	\$641.03
Cap Rate:	4.01%
NOI:	\$100,300
Year Built:	2007
Renovated:	2007
Zoning:	M1-2D

Property Overview

Flex property located on 845 3rd Avenue across from one of the most busiest Shopping Malls on the East Coast in the heart of Brooklyn ! This property is located closely to all of the major thoroughfares in Brooklyn. This is a fully renovated 3900 sq ft , 2 story brick and masonry custom built Industrial building constructed in 2007. This building has City Water and City Sewer in a light manufacturing zone !

Property Highlights

- * Mutiple Tenants
- * Great Visibility
- * Located across from a Major Shopping Mall
- * Parking !
- * Opportunity Zone

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Income Summary	845 Third Avenue Value Add Opportunity
Tenant 1	\$25,800
Tenant 2	\$60,000
Tenant 3	\$27,600
Net Income	\$113,400

Expenses Summary	845 Third Avenue Value Add Opportunity
Taxes	\$11,600
Water	\$1,500
Operating Expenses	\$13,100
Net Operating Income	\$100,300

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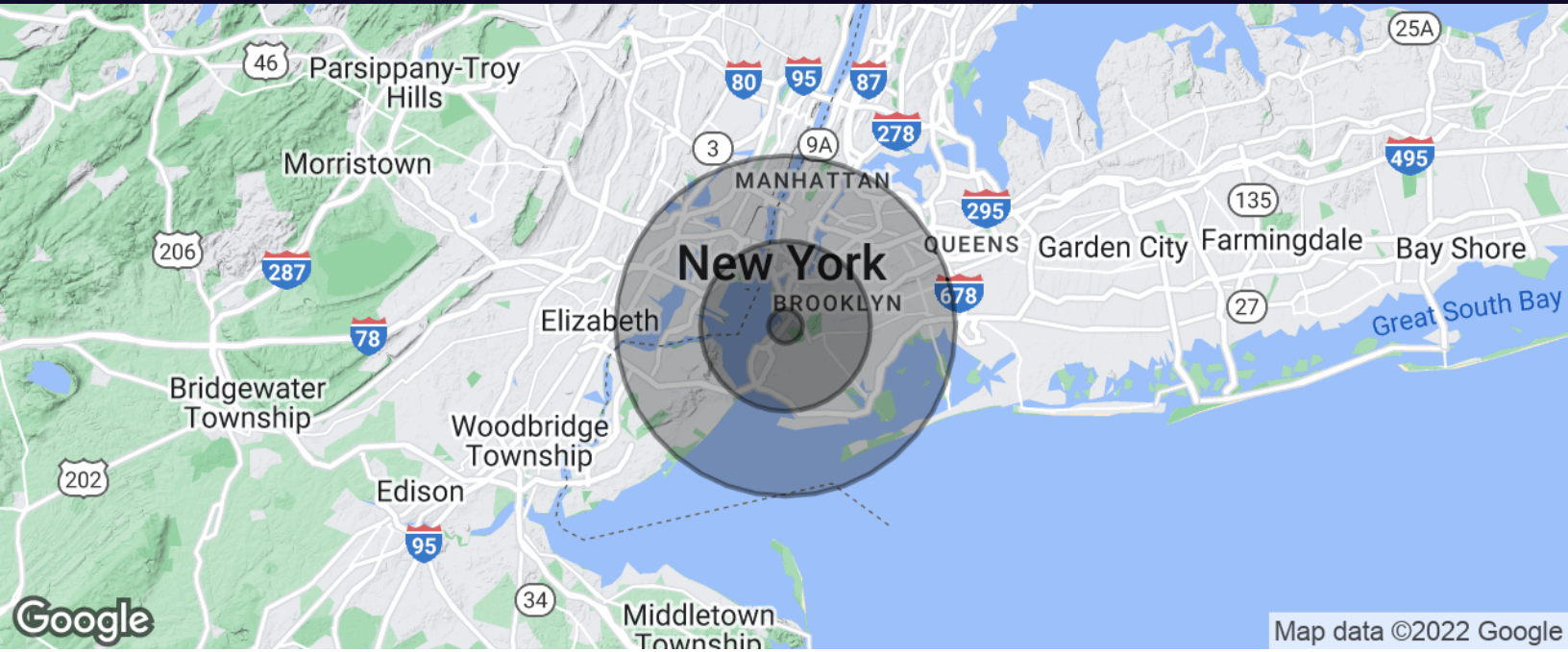
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Population	1 Mile	5 Miles	10 Miles
Total Population	64,339	2,243,244	6,142,892
Average Age	30.9	34.2	35.6
Average Age (Male)	30.0	32.9	34.2
Average Age (Female)	32.3	35.5	36.8

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	21,900	845,215	2,467,748
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$60,216	\$75,157	\$89,162
Average House Value	\$656,227	\$688,052	\$639,776

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