

# REVIVED

COMMERCIAL

## 469 86<sup>TH</sup> STREET

Bay Ridge | Brooklyn, NY 11209

RETAIL / MIXED-USE BUILDING  
FIRST SALE IN 85 YEARS

FOR SALE



### ASKING PRICE

\$2,550,000

### PROPERTY INFORMATION

Block / Lot	6035 / 52
Lot Dimensions	20' X 100'
Building Dimensions	20' X 74'
Lot Square Footage	2,000
Zoning	C4-2A, BR
Building GSF	2,900
Stories	2
No. of Units	2

**Vacant, retail / mixed-use building located in the most desirable retail corridor of 86th Street in Bay Ridge, Brooklyn.**

Revived Commercial is proud to bring to market 469 86th Street, which has been family owned since 1938. The subject was once home to the French Art Photo Studio and is now being offered for sale for the first time in 85 years. The building is located on the North Side of 86th Street between 4th and 5th Avenue across the street from the former Century 21 Department Store. The building is situated on a 20' x 100' lot with building dimensions of 20' x 74' for a total of 2,900 gross square feet. The building is currently vacant; making it an ideal opportunity for retail investors to reposition the asset or end user to occupy the space.

The property features approximately 2,900 SF of space between two floors, a 25' backyard and a full basement; offering an attractive location for major retail tenants as rents are averaging over \$125.00 a sf within this corridor. The area is served by various transportation options making it extremely accessible. The 86th St R Subway Station is on the corner of 86th St and 4th Ave. There are several bus lines that operate in close proximity including the B1, B16, S93, S79 and S53. Street parking is available along with a municipal parking garage located at 87th St and 5th Ave.

	Dimensions	GSF	Unit Mix
Ground Floor	20' X 74'	1,480	Retail
2nd Floor	20' X 74'	1,420	Residential
		2,900	
Tax Class	4		
RE Taxes (24/25)	\$69,388		



FOR MORE INFORMATION OR A COMPLIMENTARY OPINION OF VALUE, PLEASE CONTACT



**ELYSA BERLIN**  
Managing Director of Commercial Sales

elysa@revivedcommercial.com  
(631) 332-6273



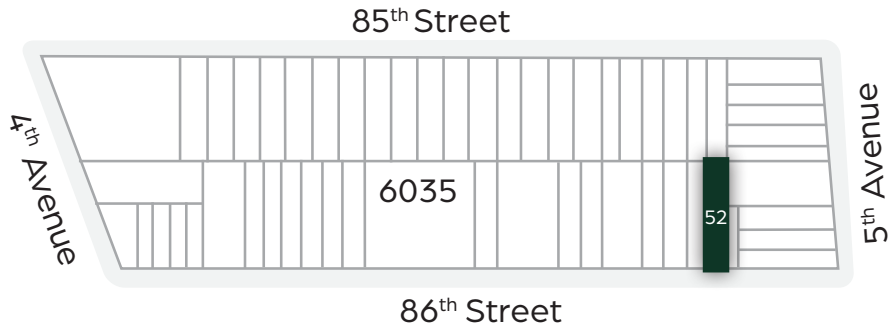
**Robert Burnett**  
Associate Real Estate Broker

rob@revivedcommercial.com  
(631) 872-8265

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## PROJECTED RENT ROLL

Unit No	Lease Type	Unit Type	Unit NSF	Monthly Rent	Current Rent PSF
Ground Floor			1,480	\$15,416	\$125.00
2nd Floor	Gross Lease	Residential	1,420	\$4,734	\$40.00
<b>Total / Average</b>			<b>Total Monthly Rent</b>	<b>\$20,150</b>	
			<b>Total Annual Rent</b>	<b>\$241,800</b>	



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**ELYSA BERLIN**  
 Managing Director of Commercial Sales

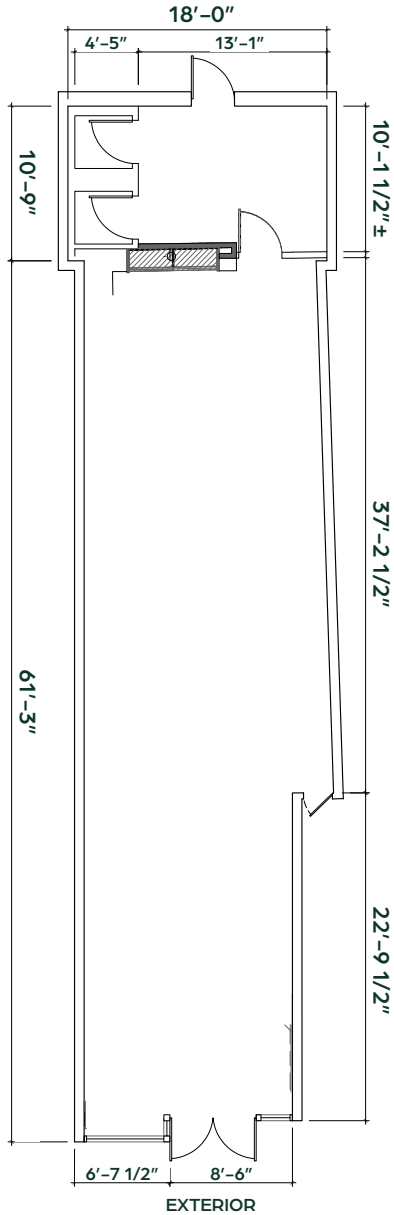
elysa@revivedcommercial.com  
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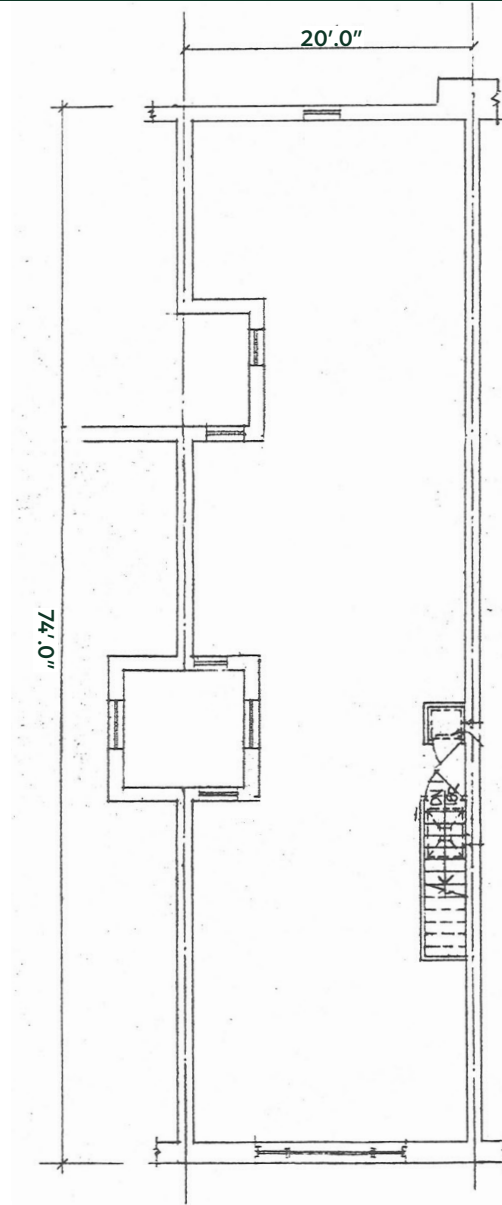
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### GROUND FLOOR



### SECOND FLOOR



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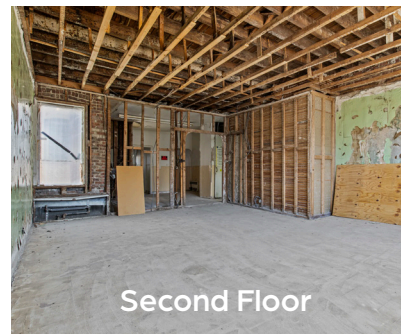
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