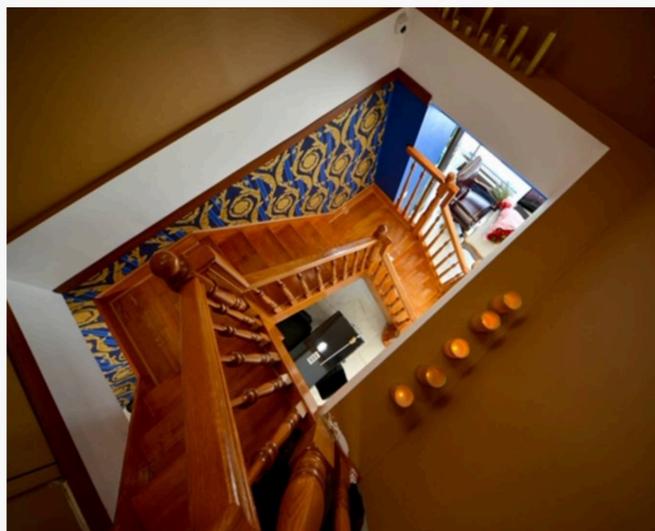


MIXED-USE BUILDING FOR SALE



165 WEST END AVE, BROOKLYN, NY 11235



PROPERTY DETAILS

LOCATION INFO

BTW ORIENTAL BLVD &
HAMPTON AVE

NEIGHBORHOOD

MANHATTAN BEACH

PROPERTY TAX

\$16,206

BLOCK & LOT

08732-0018

ZONING

R6, C1-2

SIZE

1 RETAIL UNIT 3,550 SF

13 RESIDENTIAL APTS 7,730 SF

TOTAL 11,280 SF

ASKING PRICE

\$4,499,000

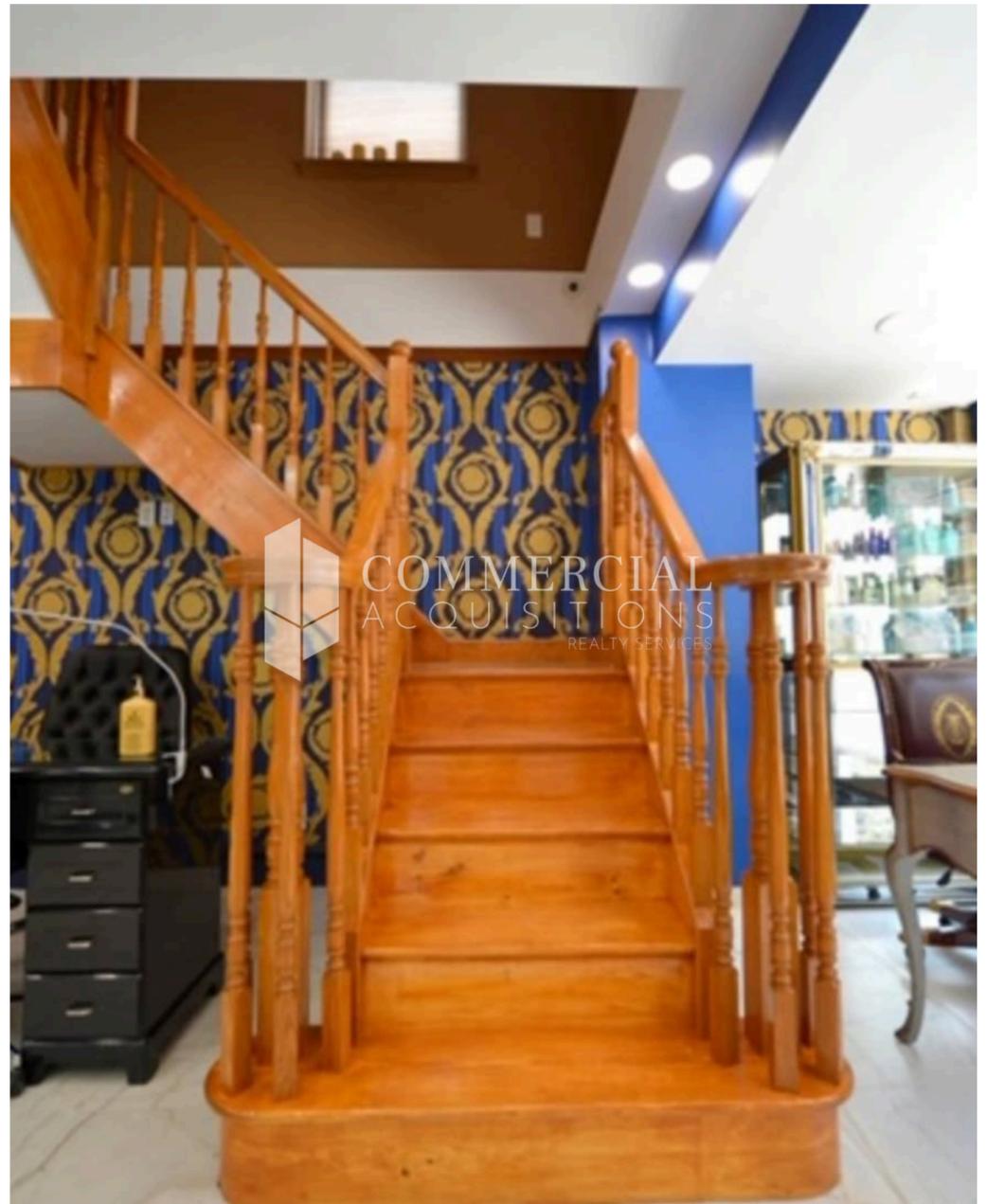
CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**



INCOME

ANNUAL

RENT (1 RETAIL UNIT + 13 RESIDENTIAL UNITS)

\$378,059.64

TOTAL

\$378,059.64

EXPENSES:

REAL ESTATE TAXES

\$16,206.00

INSURANCE

\$19,924.00

UTILITIES/GAS

\$10,698.00

UTILITIES/ELECTRIC

\$2,064.00

UTILITIES/WATER

\$17,174.11

TOTAL

\$66,066.11

GROSS ANNUAL INCOME

\$378,059.64

LESS EXPENSES

\$66,066.11

NET OPERATING INCOME

\$311,993.53

ASKING PRICE

\$4,499,000.00

6.93% CAP





165 WEST END AVE,
BROOKLYN, NY 11235

PROPERTY COMMENTS

- RETAIL SPACE AND 13 RESIDENTIAL UNITS
- 47' FRONTAGE
- TAX ABATEMENT EXPIRES 2031
- ALL NEW MECHANICALS, ELECTRICAL & PLUMBING UPDATED IN 2006
- PRIME MANHATTAN BEACH LOCATION
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW



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