



3047 EMMONS AVE, BROOKLYN, NY 11235



PROPERTY DETAILS

LOCATION INFO

CORNER OF NARING ST,
BROWN ST & EMMONS AVE

NEIGHBORHOOD

SHEEPSHEAD BAY

BLOCK & LOT

08797-0065

PROPERTY TAX

\$26,144

ZONING

R5, R4-1, C2-2

SIZE

LOT - 2,204 SF
BUILDING - 3,522 SF

ASKING PRICE

\$1,999,000.00

CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

1ST FLOOR

MONTHLY RENT

| | | | |
|--------|------------|---------|--------------------|
| UNIT A | 1 BEDROOM | \$2,100 | LEASE EXP 01/31/26 |
| UNIT B | 1 BEDROOM | \$2,150 | LEASE EXP 01/31/26 |
| UNIT C | COMMERCIAL | \$2,650 | LEASE EXP 05/31/27 |

2ND FLOOR

| | | | |
|--------|-----------|---------|----------------------|
| UNIT 1 | 2 BEDROOM | \$2,300 | MONTH TO MONTH LEASE |
| UNIT 2 | 2 BEDROOM | \$2,400 | MONTH TO MONTH LEASE |
| UNIT 3 | 1 BEDROOM | \$1,950 | MONTH TO MONTH LEASE |

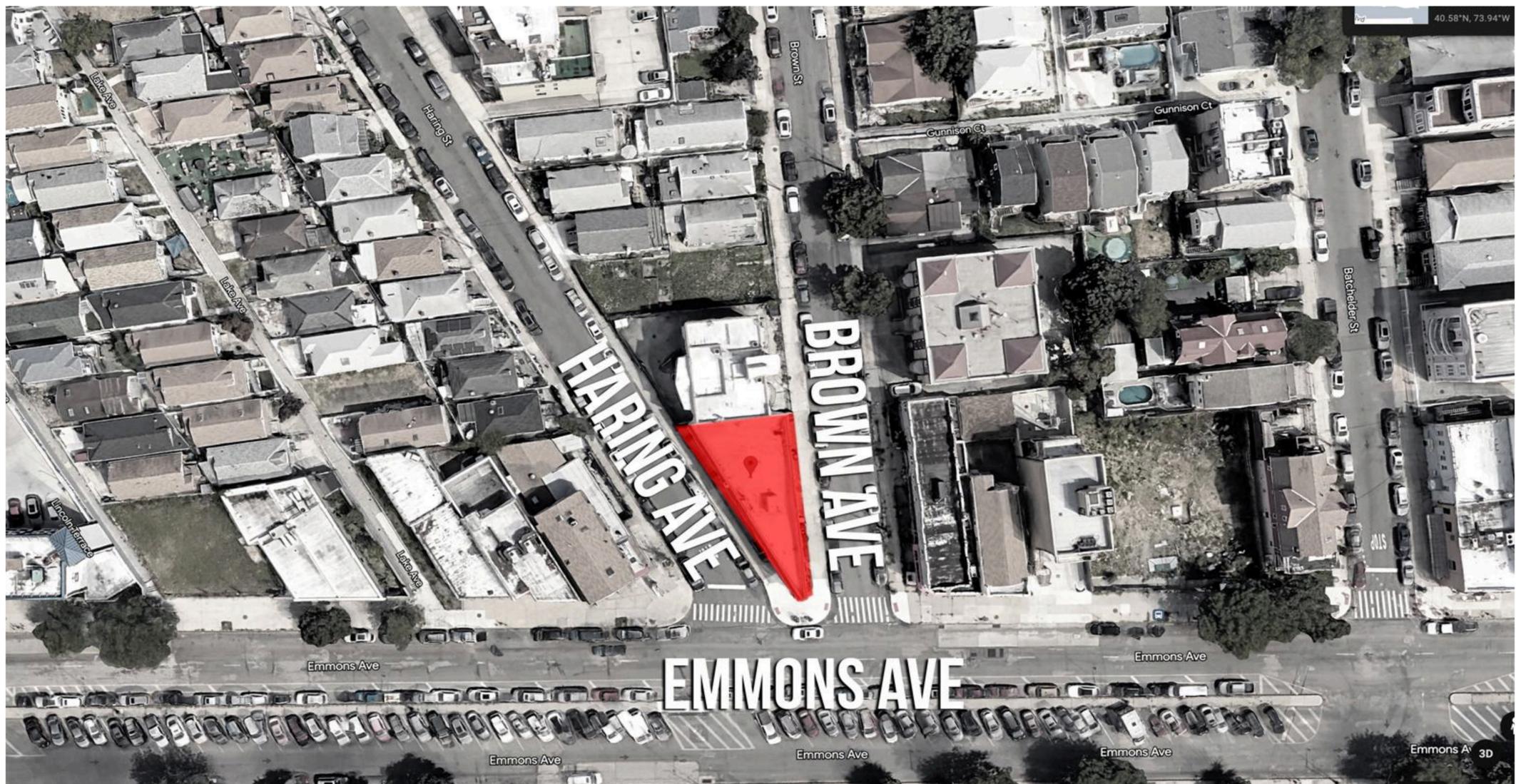
| | |
|---------------|-----------|
| MOTHLY INCOME | \$13,550 |
| TOTAL YEARLY | \$162,600 |

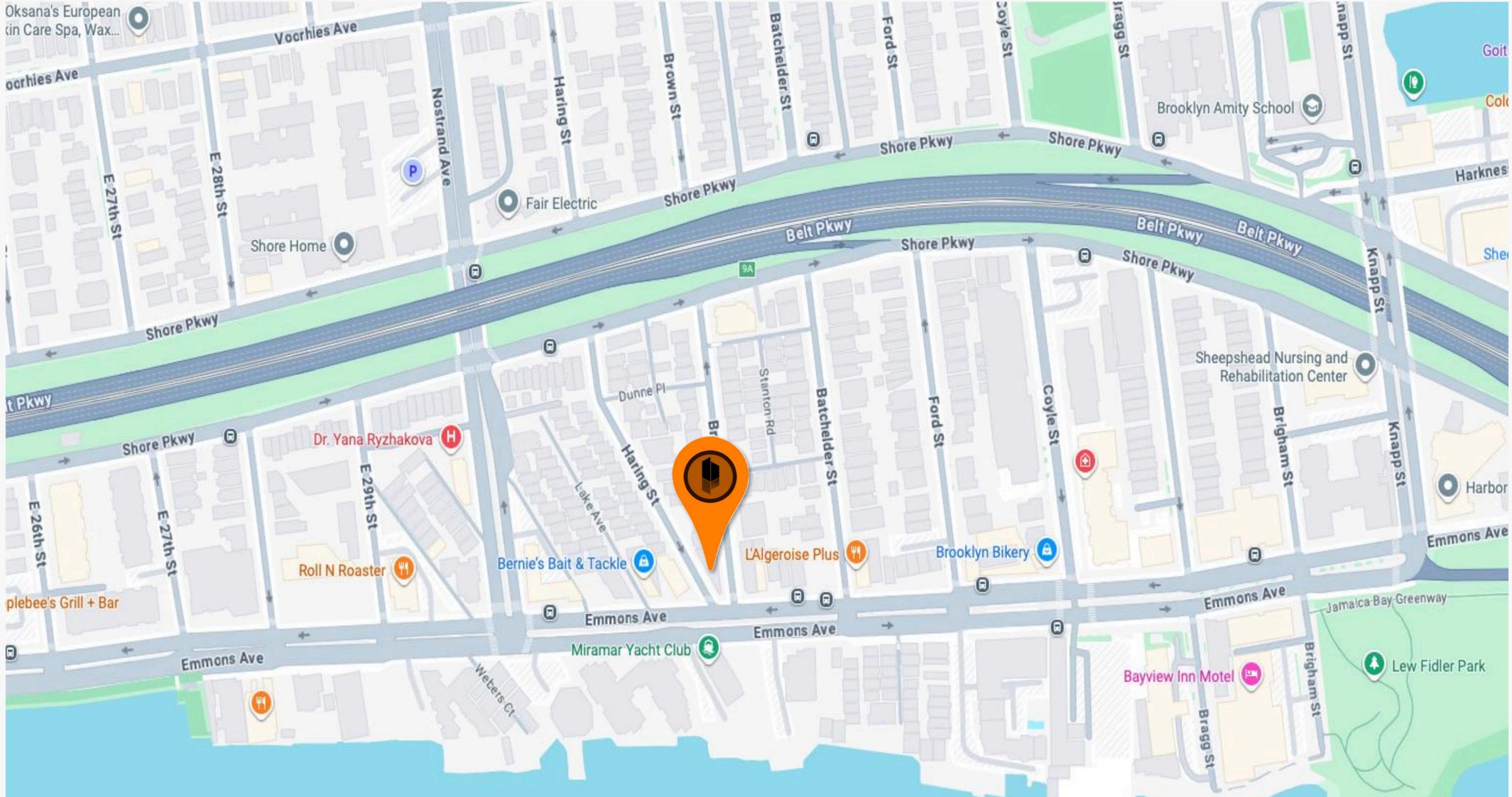
ANNUAL EXPENSES

| | |
|-----------|----------|
| INSURANCE | \$7,000 |
| TAX | \$26,144 |
| WATER | \$7,000 |
| HEAT | \$7,000 |
| ELECTRIC | \$600 |

| | |
|-----------------|------------------|
| TOTAL | \$47,744 |
| ANNUAL | \$162,600 |
| EXPENSES | -\$47,744 |

| | | |
|--------------|----------------|----------|
| NOI | \$114,856 | |
| ASKING PRICE | \$1,999,000.00 | 5.7% CAP |



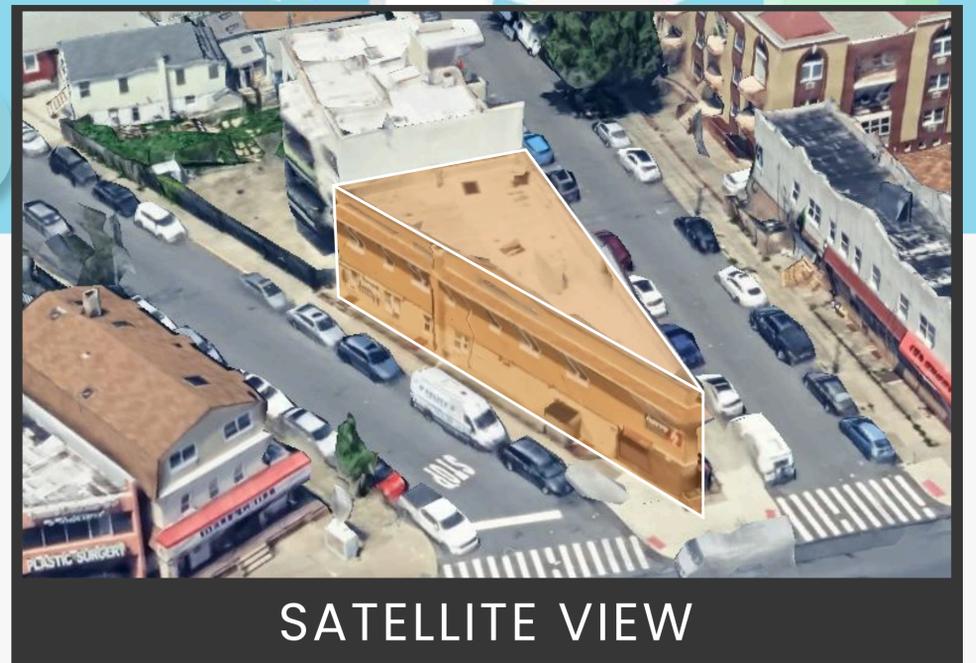


B4
44
Q
B
Walk Score 79
Transit Score 67

**3047 EMMONS AVE,
BROOKLYN, NY 11235**

PROPERTY COMMENTS

- BUILDING 63' X 28'
- TWO-STORY BUILDING
- PRIME SHEEPSHEAD BAY LOCATION
- 5 APARTMENTS (2,522 SF)
- 1 COMMERCIAL SPACE (1,000 SF)



NEIGHBOURING TENANTS & AMENITIES



CONTACT EXCLUSIVE BROKER

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

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