

3602 CLARENDON ROAD, BROOKLYN, NY 11203

Corner Mixed Use Property, Three Commercial Units & Two Residential Units | FOR SALE



PROPERTY INFORMATION

Block / Lot	4953 / 1
Lot Dimensions	25.42' x 100'
Lot Sq. Ft. (Approx.)	2,542
Building Dimensions	25' x 100'
Stories	2
Residential Units	2
Commercial Units	3
Units	5
Building Sq. Ft. (Approx.)	4,000
Zoning	R4 / C1-2
FAR	0.75 / 1.00
Buildable Sq. Ft. (Approx.)	2,542
Air Rights Sq. Ft. (Approx.)	None
Tax Class	2A
Assessment (22/23)	\$176,904
Real Estate Taxes (22/23)	\$21,644

4,000
Building Size

2
Residential Units

3
Commercial Units

CORNER BUILDING
Location

EAST FLATBUSH
Neighborhood

PROPERTY DESCRIPTION

Ariel Property Advisors has been retained to sell a corner mixed use fully occupied property located at 3602 Clarendon Road in the East Flatbush neighborhood of Brooklyn. The subject property is situated on the southeast corner of Clarendon Road and Brooklyn Avenue.

This two-story building encompasses approximately 4,000 square feet. The unit mix consists of two (2) free market two-bedroom / one bath residential units and three (3) commercial units.

Transportation is in abundance with the 2 and 5 trains at Beverly Road located just a few blocks away. Additionally, the area is served by several bus lines including the B47, B7 and B8.

Within a few blocks radius of the property are strong retailers including Target, CVS pharmacy and Nike. Other points of interest near 3602 Clarendon Road are Brooklyn College, The Wyckoff House Museum and the Brooklyn Junction retail mall.

For more information on this property please contact our office.

ASKING PRICE: \$1,250,000

212.544.9500
arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

For Financing Info

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Julian Montilus x88
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CURRENT ROLL

Scheduled Gross Income:	\$104,556		\$110,556	
Less Vacancy Rate Reserve (5.00%):	(\$5,228)		(\$5,528)	
Gross Operating Income:	\$99,328		\$105,028	
Less Expenses:	(\$52,461)	50% of SGI	(\$52,461)	47% of SGI
Net Operating Income:	\$46,868		\$52,568	

PROFORMA ROLL

EXPENSES (ESTIMATED)

Real Estate Taxes (22/23)	\$21,644
Water & Sewer	\$2,800
Insurance	\$4,000
Electric	\$1,250
Payroll	\$7,800
Repairs, Cleaning & Maintenance	\$10,000
Legal/Miscellaneous	\$1,987
Management	\$2,980
GROSS OPERATING EXPENSES	\$52,461

SCHEDULED INCOME

UNIT TYPE	# OF UNITS	AVG. RENT \$/UNIT	MONTHLY INCOME	ANNUAL INCOME
2 BR	2	\$1,750	\$3,500	\$42,000
Commercial	3	\$1,738	\$5,213	\$62,556
TOTAL MONTHLY INCOME			\$8,713	
TOTAL ANNUAL INCOME			\$104,556	

UNIT BREAKDOWN

UNIT STATUS	# OF UNITS	AVG. RENT \$/UNIT	MONTHLY INCOME	ANNUAL INCOME
FM	2	\$1,750	\$3,500	\$42,000
Commercial	3	\$1,738	\$5,213	\$62,556
TOTAL MONTHLY INCOME			\$8,713	
TOTAL ANNUAL INCOME			\$104,556	

RENT ROLL

UNIT	TYPE	STATUS	ACTUAL / PROJECTED	MONTHLY RENT	PROFORMA RENT	LEASE EXP.
Real Estate Office	605 SF	Commercial	Actual	\$1,339	\$1,339	7/31/2025
Liquor Store	500 SF	Commercial	Actual	\$1,402	\$1,402	3/31/2031
Church	1270 SF	Commercial	Actual	\$2,472	\$2,472	5/31/2024
2L	2 BR	FM	Actual	\$1,800	\$2,000	11/30/2022
2R	2 BR	FM	Actual	\$1,700	\$2,000	4/30/2022
TOTAL MONTHLY INCOME				\$8,713	\$9,213	
TOTAL ANNUAL INCOME				\$104,556	\$110,556	

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Corner of Clarendon Road and Brooklyn Avenue

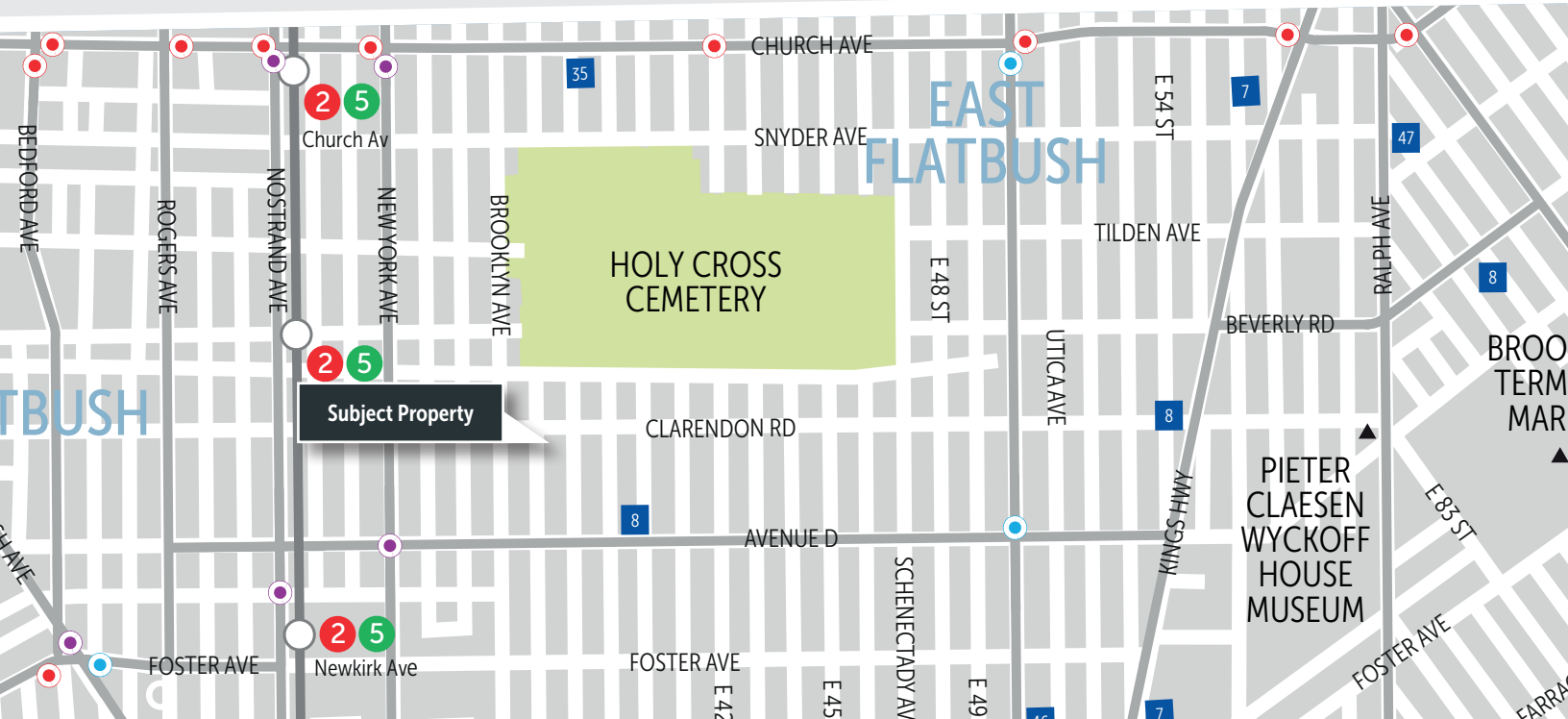


4953
Block

1
Lot

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Lot Dimensions

2,542
Lot Area SF



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. 16 August 2022 5:48 pm