



Entire Retail Block
with Air Rights
Zoning: R6; C1-2



Morsav, Inc. is please to present

**242-260
BRIGHTON
BEACH AVE.**

242 BRIGHTON BEACH AVE

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ABOUT PROPERTY

242 BRIGHTON BEACH AVE.

Morsav, Inc. is thrilled to present an exceptional exclusive opportunity: 242-260 Brighton Beach Avenue. This entire city block, located between Brighton 1st Place and Brighton 2nd Streets in the vibrant Brighton Beach area of Brooklyn, is now available!

This prime retail property space spans appx 16,000 SF and is fully leased to 12 long-standing tenants, ensuring a steady income stream. One corner tenant is on a month-to-month after lease expiry & could be delivered vacant. With 22,405 SF of unused air rights and R6/C1-2 zoning, there's potential to expand up to a total of approximately 38,340 SF.


Opportunities like this are rare! This is a true pride of ownership in and properties like this don't often come to market. Brighton Beach is booming with new developments and top-notch local retailers. Don't miss your chance to own a trophy asset in one of Brooklyn's most sought-after neighborhoods!

242-260 BRIGHTON BEACH AVE



RENT ROLL

242-260 BRIGHTON BEACH AVE

242 Brighton Beach Avenue, Brooklyn NY 11235										
Suite #/ Address	Tenant Name (Commercial Only)	Specific Use	Unit SF	Current Monthly Rent	PPSF Rent	Pro Forma Rent	\$/SF market rent est.	Lease Start	Lease Termination	Increases/ Notes
242 Brighton Beach Avenue	Doner Kebab	Food	1,005	\$8,487	\$98.39	\$8,600	\$102.69	3/1/2023	8/30/2033	3% annually
244 Brighton Beach Avenue	Beauty Salon	Hair Salon	632	\$5,000	\$94.94	\$5,250	\$99.68	7/16/1998		Month-to-Month
248 Brighton Beach Avenue	Egoist Fashion	Clothing Store	1,812	\$11,330	\$72.85	\$11,600	\$76.82	7/1/2023	11/30/2033	
250A Brighton Beach Avenue	ABC Kids	Kids	907	\$6,386	\$82.03	\$6,600	\$87.32	7/1/2023	6/30/2034	
250 Brighton Beach Avenue	Ahead of Style	Clothing Store	907	\$6,997	\$86.88	\$7,250	\$95.92	12/1/2017	11/30/2027	
252 Brighton Beach Avenue	Central Pharmacy	Pharmacy	1,975	\$15,793	\$93.16	\$16,100	\$97.82	9/5/2006	2/28/2029	
254 Brighton Beach Avenue	Optical Store	Optical	1,083	\$7,300	\$79.22	\$7,500	\$83.10	4/1/1992	1/31/2029	
256 Brighton Beach Avenue	Brighton Jewelry	Jewelry Store	695	\$6,365	\$106.71	\$7,000	\$120.86	4/1/1986	8/31/2028	
258 Brighton Beach Avenue	Magic Corset	Fashion	730	\$6,300	\$101.59	\$6,500	\$106.85	7/1/2011	1/31/2029	
260 Brighton Beach Avenue	M&J Enterprises	Clothing.	2,800	\$16,000	\$68.57	\$22,000	\$94.29	4/1/1995	8/31/2025	Month-to-Month
3083 Brighton 1st Place	Sch lko.	Food	695	\$5,150	\$88.92	\$6,000	\$103.60	11/1/2001	1/31/2029	3% annually
3086 Brighton 2nd Street	GZA Ent.	Misc.	795	\$3,713	\$54.42	\$5,000	\$75.47	4/01/2023	7/31/2033	
Gross SF: 16,000			Gross Monthly Income \$98,821			Gross Annual Income \$1,185,852				

MORSAY INC. COMMERCIAL

INCOME/EXPENSES

242-260 BRIGHTON BEACH AVE

GROSS INCOME:

TOTAL MONTHLY: \$98,821
TOTAL ANNUAL: \$1,185,852



TAXES	\$	219,330
INSURANCE	\$	40,540
VACANCY	\$	53,363.34
MANAGEMENT	\$	56,624.43
TOTAL EXPENSES	\$	295,399
N.O.I.	\$	856,864.23

ALL OTHER EXPENSES ARE
PAID INDIVIDUALLY BY EACH
TENANT.

PRICING SUMMARY

PRICE

\$ 16,900,000

CAP RATE
PPSF
EXP/SF

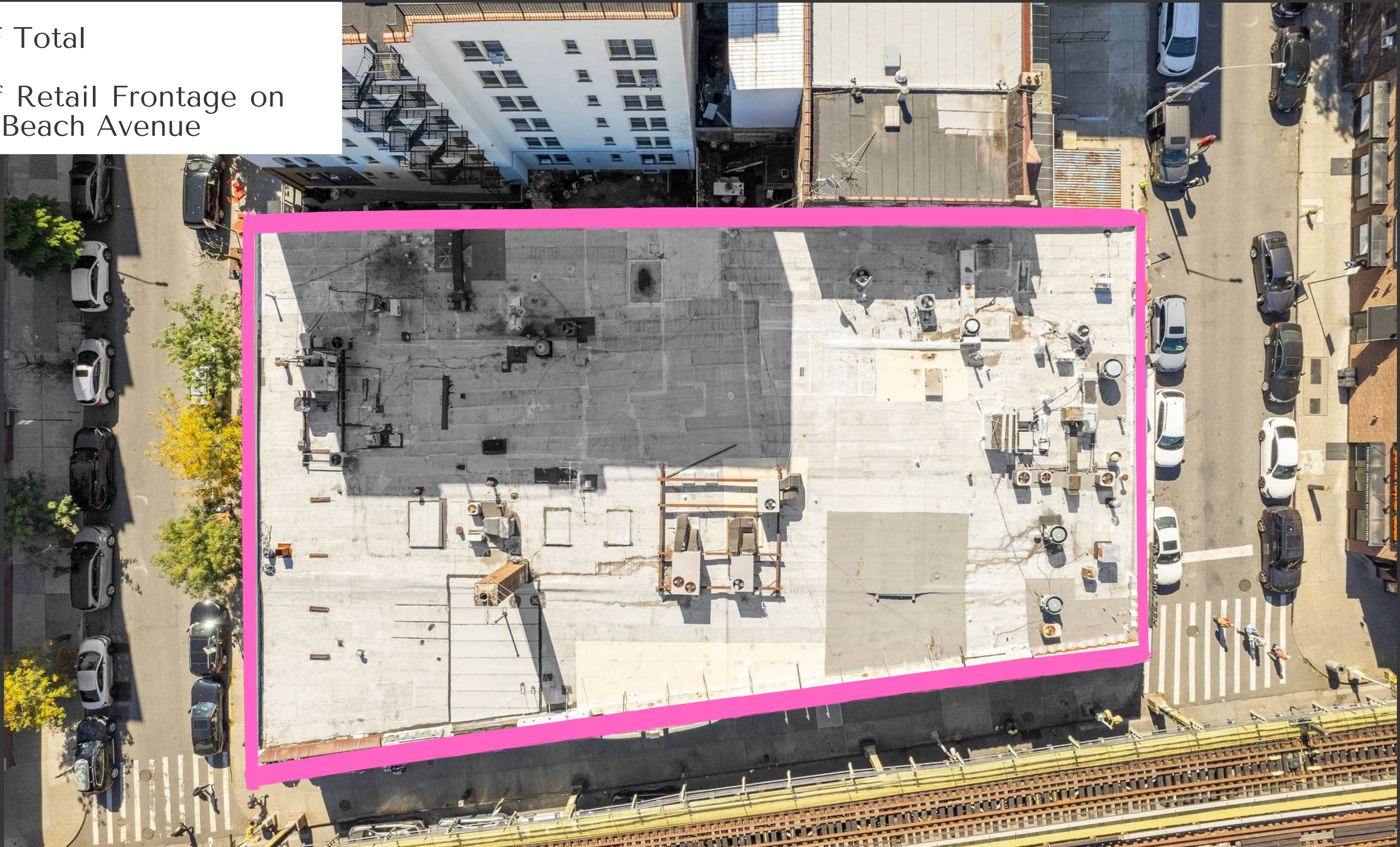
5.07%
\$ 1,000
\$ 20.56

AIR RIGHTS: 38,340 SF
APPX.

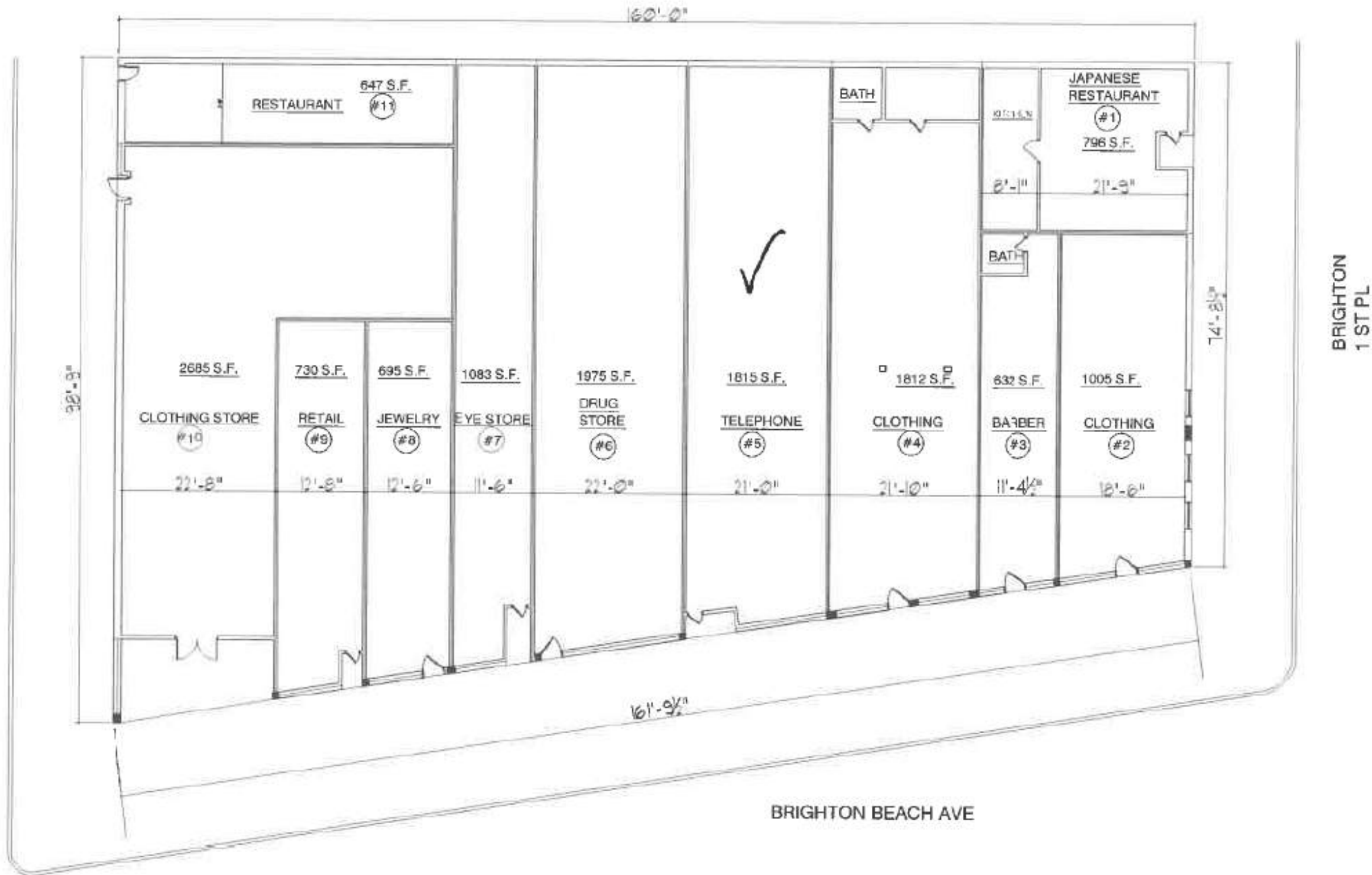
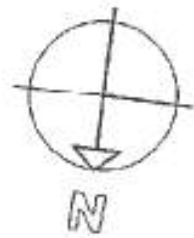
FEEL FREE TO REACH OUT FOR
FINANCING OPTIONS

16,000 SF Total

162 FT of Retail Frontage on
Brighton Beach Avenue



BRIGHTON
2ND ST PL



BRIGHTON BEACH AVE

BLOCK: 8683 LOT: 97

LOT 13,875 S.F.

STORE #	AREA
1	796 S.F.
2	1,005 S.F.
3	632 S.F.
4	1,812 S.F.
5	1,815 S.F.
6	1,975 S.F.
7	1,083 S.F.
8	695 S.F.
9	730 S.F.
10	2,685 S.F.
11	647 S.F.

TOTAL: 13,875 S.F.

ARCHITECT

JOHN SCHIMENTI, P.C.
ARCHITECT, A.I.A.
100-11 41ST AVE, 10TH FL.
REXDALE, N.Y. 11417
TEL: 718-709-1111

ADDRESS:

242-260 BRIGHTON BEACH AVE
BROOKLYN, NY

DRAWING TITLE:

1ST FLOOR PLAN

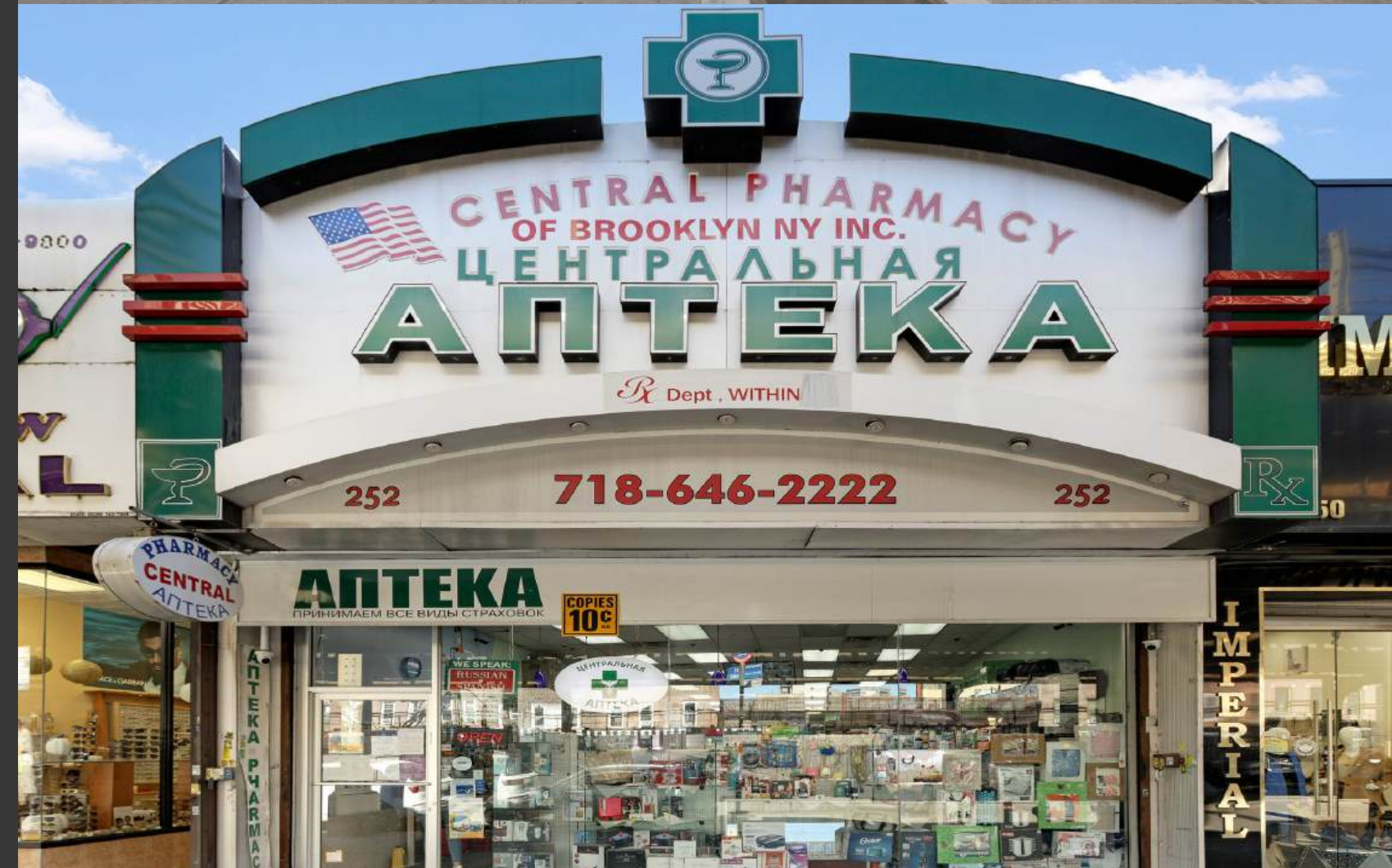
DATE: 07/10/09

A-001.00

NYC DOB NUMBER:



12 Retail Units



242-260 BRIGHTON BEACH AVE



MARIA SAVIDIS

PRINCIPAL BROKER-
MORSAV INC.



BACKGROUND

Maria has dedicated 15 years to selling commercial real estate, focusing on building strong client relationships and helping them achieve their business goals.

EXPERTISE

Maria's expertise is in understanding her key markets, such as Brighton Beach, Bay Ridge, Sheepshead Bay, and beyond. She specializes in retail and mixed-use properties and also assists her clients with properties outside of NYC.

MORSAV INC.

Evmorfea Maria Savidis
Principal

908.720.8165



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242-260 BRIGHTON BEACH AVE



MORSAV INC.
COMMERCIAL

PRESENTED BY

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