



Bay Ridge, Brooklyn

7506 5th Ave

## Mixed Use Building Retail Storefront w/ 2 Resi Units

6 BD 3 BA 3,300 SF \$1,650,000

### Key Details

Lot Size: 2,349 SF / 29 x 109

Year Built: 1930

Zoning: R6B, C1-3

Type: Commercial

MLS Type:

Taxes: \$11,869.84

County: Kings

Gross Rental Income: \$103,800

Taxes: \$11,869.84

Operating Expenses: \$35,000

Total Expenses: \$46,870

NOI: \$46,870

Cap Rate: %3.45

### Leases & Rates

1st Floor - Convenience/Deli Retail Store

Lease Expires 12/31/30

Lease Rate: \$4,650

2nd Floor

Lease Expires 5/31/25

Lease Rate: \$1,700

3rd Floor

Lease Expires: 4/30/24

Lease Rate: \$2,000

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### Listing Description

Welcome to 7506 5th Ave, a prime commercial property situated in the heart of Bay Ridge, Brooklyn. Boasting an excellent location with heavy daytime foot traffic, this property presents a lucrative investment opportunity. Currently 100% leased, the first floor is home to a bustling convenience store and deli, catering to the bustling neighborhood. The upper floors offer versatile living spaces, with each floor featuring three bedrooms, a full bath, a spacious living room, an eat-in kitchen, and an office area. This setup provides ample living space and flexibility for potential tenants or owners. Current residential rents are below market and have plenty of room for improvement.

Whether you're looking to expand your investment portfolio or establish your business in a thriving neighborhood, this property offers endless potential. Don't miss the chance to secure this prime commercial space in one of Brooklyn's most sought-after locations.

1st Floor - Convenience/Deli

2nd Floor - 3 Beds, 1 Bath, Lr, Dr, EIK,

3rd Floor - 3 Beds, 1 Bath, LR, Dr, EIK,

Electric separately metered

Cooking gas separately metered



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