



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



1797 FLATBUSH AVENUE

BROOKLYN, NY 11210

**3,300 Sq. Ft.
Fully Renovated
Mixed-Use
Property**

On Prime Flatbush Avenue

Type
Mixed-Use



SQUARE FOOT

3,300_{SF}



ZONING

R5, C2-2



PARCEL ID

7618

BLOCK



29

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Features

- **Lot Size:** 1,920 Sq. Ft.
- **Lot Dimensions:** 20' x 96'
- **Building Size:** 3,300 Sq. Ft.
- **Building Dimensions:** 20' x 55'
- **Ground Floor:**
1,100 Sq. Ft. Retail
600 Sq. Ft. Extension
- **2nd Floor:** 1,100 Sq. Ft.
 - 3 Bedrooms
 - 2 Bathrooms
- **3rd Floor:** 1,100 Sq. Ft.
 - 3 Bedrooms
 - 2 Bathrooms
- Fully Functional 10' Basement
- Fully Renovated in 2020

NOI: \$147,675

FINANCIAL INFORMATION

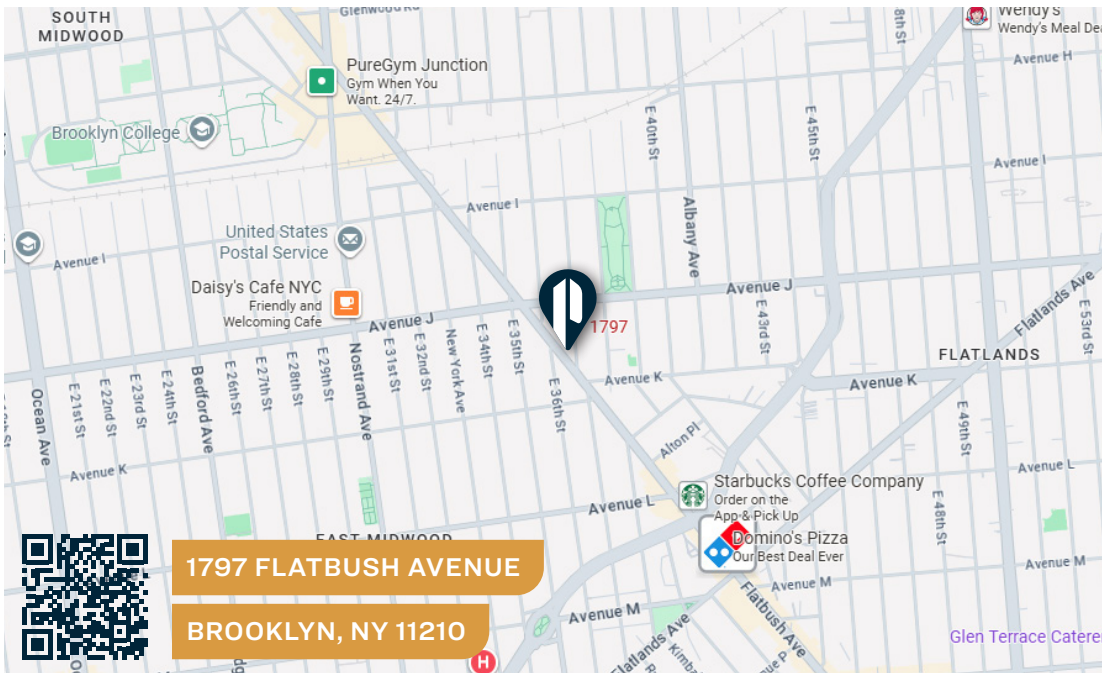
MONTHLY INCOME

LEASE EXPIRATION

RETAIL	\$5,850	11/2026
RESIDENTIAL 1ST FLOOR	\$2,900	
RESIDENTIAL 2ND FLOOR	\$2,900	
GROUND FLOOR—600 SQ. FT. VACANT	\$0	
BASEMENT (USABLE FOR STORAGE) VACANT	(POTENTIAL) \$2,200	
TOTAL ANNUAL INCOME	\$166,200	

EXPENSES

REAL ESTATE TAXES	\$9,525
INSURANCE	\$6,000
MAINTAENANCE	\$3,000
TOTAL	\$18,525



TRANSPORTATION

- 2 5** FLATBUSH AVE/
BROOKLYN
COLLEGE
- KINGS HIGHWAY
BELT PARKWAY
LINDEN BLVD
- B41:**
FLATBUSH AVE/
BROOKLYN AVE
BM1: AVE K/
E 38 ST



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FLOOR PLAN

PICTURES

SECOND FLOOR



PICTURES



PRIMARY BEDROOM



BEDROOM



BATHROOM



BEDROOM



**PINNACLE
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FOR MORE INFORMATION ABOUT THIS
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