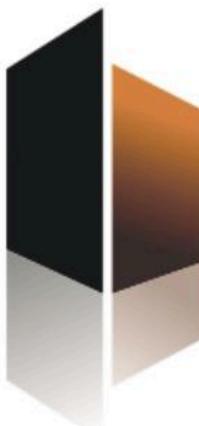


# BUILDINGS FOR SALE

## 3019 - 3021 AVENUE J

Brooklyn, NY 11210



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES



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

# LISTING DETAILS

## BETWEEN

Nostrand Ave & Flatbush Ave

## SIZE

Total size 3800 SF btw 2 buildings

- Lot dimensions 38 ft. x 100 ft.
- Building dimensions 38 ft. x 50ft.

## NEIGHBORHOOD

Midwood

2 Offices Over 2 Stores + Basement  
Large Backyard Behind Both  
Buildings

## TRANSPORTATION

B44

Q

2

5

Walk Score  
**80**

Transit Score  
**98**

Bike Score  
**65**

## ADDRESS

3019 Avenue J

## TAX

\$16,646

## PRICE

**\$2,799,000.00**

## BLOCK & LOT

07594-3

## ZONING

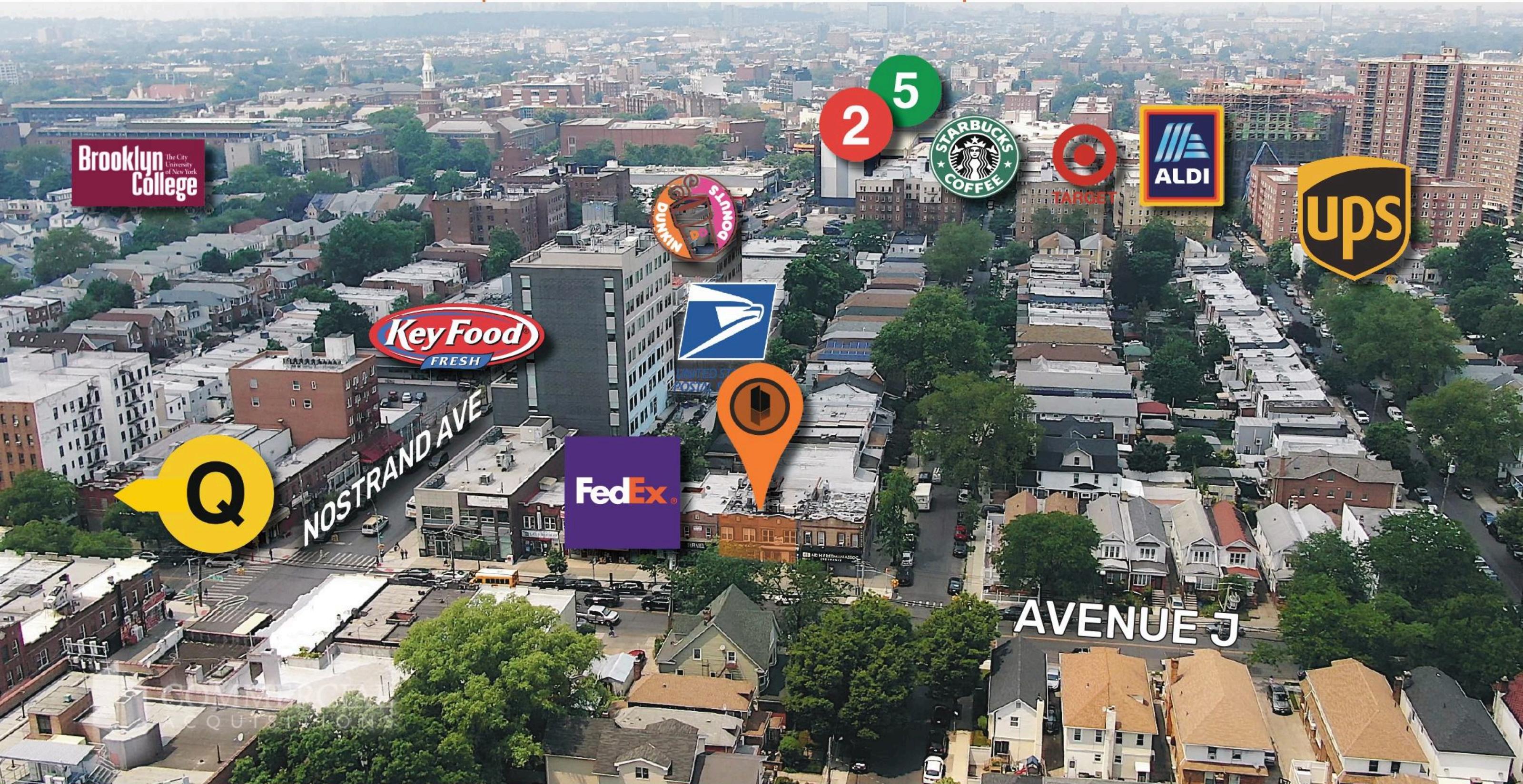
R4

## COMMENTS

- Backyard
- Central HVAC
- Frontage 38 ft. on Ave. J
- Could be delivered mostly vacant

## NEIGHBORING TENANTS

- FedEx DB, USPS	- Prime Dental Lab
- Forever Young	- Dunkin'
- SPA and nail salons	- Smart Space
- KEYFOODS	- Restaurants



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# 3019 3021 AVENUE J INCOME & EXPENSES

## UNITS

### 3019 Ave J

1FL	COMMERCIAL	\$3,400.00	EXPIRES 07/31/28
2FL (R)	COMMERCIAL	\$1,800.00	EXPIRES 10/31/28
2FL (F)	COMMERCIAL	\$2,300.00	EXPIRES 01/31/27

### 3021 Ave J

BSMNT	COMMERCIAL	\$1,530.00	EXPIRES 05/31/28
1 FL	COMMERCIAL	\$3,713.00	EXPIRES 08/30/26
2 FL	COMMERCIAL	\$3,200.00	EXPIRES 2032

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Monthly INCOME	<b>\$15,943.00</b>
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Annual INCOME	<b>\$191,316.00</b>
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## ANNUAL EXPENSES

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Insurance	\$14,000.00
Electric bills	\$10,086.00
Security alarm	\$391.95
Gas	\$3,031.81
Water	\$1,797.41
Fire department license for AC unit	\$630.00
Taxes for both lots	\$24,867.00
<b>TOTAL EXPENSES</b>	<b>\$54,804.17</b>
Annual Income	\$191,316.00
Expenses	-\$54,804.17
<b>NOI</b>	<b>\$136,511.83</b>

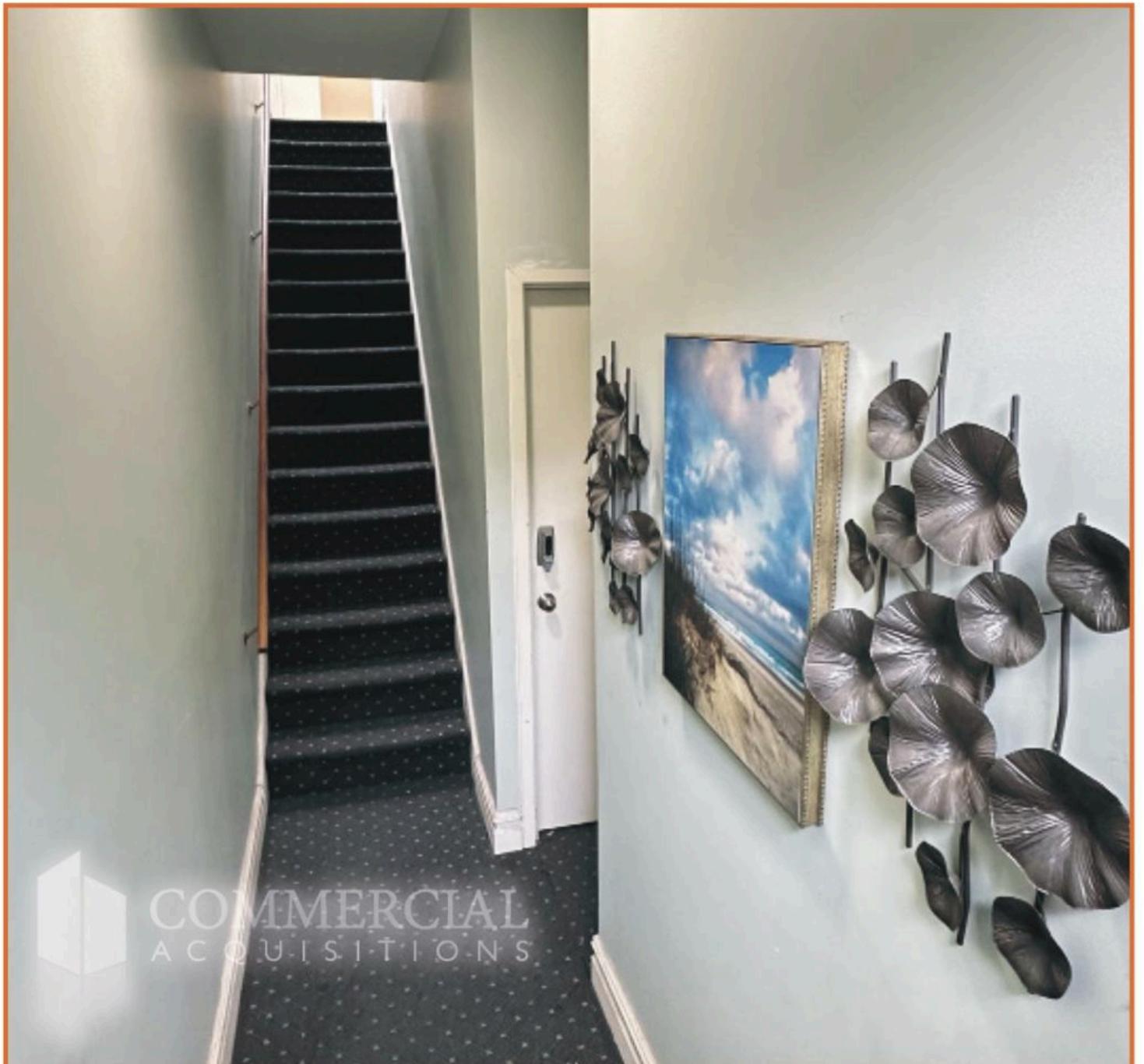
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## 3019 AVENUE J 1ST FLOOR



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

## 3019 AVENUE J 2ND FLOOR



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

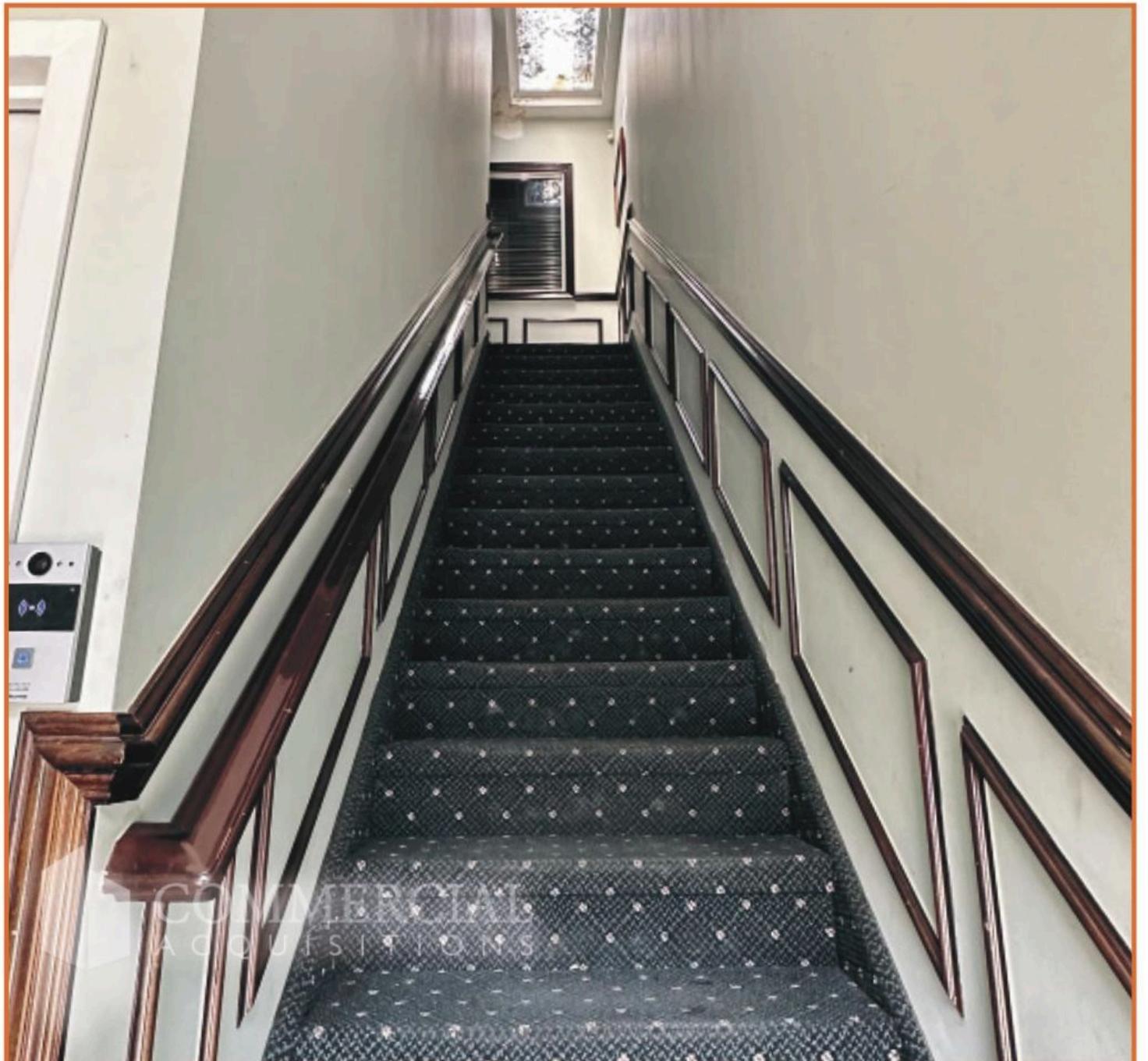
## 3021 AVENUE J 1ND FLOOR

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## 3021 AVENUE J 2ND FLOOR



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



**3019 - 3021 AVENUE J**



**COMMERCIAL  
ACQUISITIONS**  
REALTY SERVICES



## **CONTACT EXCLUSIVE BROKER**

**ARSEN ATBASHYAN**

**CELL. 917.939.3760**

**[Armen@CommercialACQ.com](mailto:Armen@CommercialACQ.com)**

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

**2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 | ☎ 718.513.1889 | 📩 [ARSEN@COMMERCIALACQ.COM](mailto:Armen@COMMERCIALACQ.COM) | [COMMERCIALACQ.COM](http://COMMERCIALACQ.COM)**

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