

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
3021 Avenue J

TAX

\$16.646
\$8,221

BLOCK & LOT

07594-3
07594-2

ZONING

R4
R4

PRICE

\$2,799,000.00

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

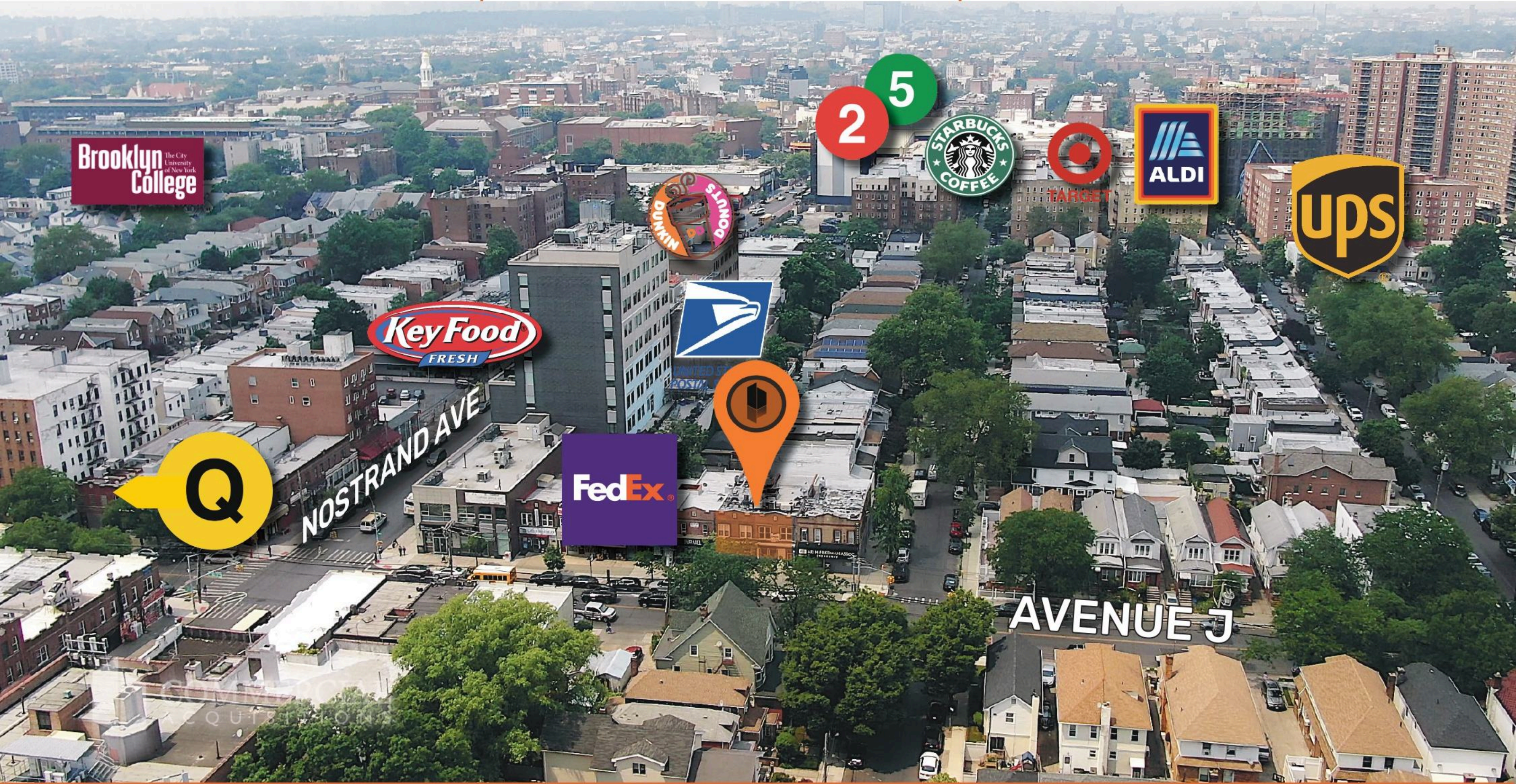
- Dunkin'

- 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

Monthly INCOME	\$15,943.00
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Annual INCOME	\$191,316.00
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ANNUAL EXPENSES

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

TOTAL EXPENSES	\$54,804.17
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Annual Income	\$191,316.00
Expenses	-\$54,804.17

NOI	\$136,511.83
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3019 AVENUE J 1ST FLOOR



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3019 AVENUE J 2ND FLOOR



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3021 AVENUE J 1ND FLOOR



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3021 AVENUE J 2ND FLOOR



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3019 AVENUE J CERTIFICATE OF OCCUPANCY

Form 54-B (Rev. 4/62)-80M-601036(62) 114

DEPARTMENT OF BUILDINGS

of BOROUGH OF Brooklyn, THE CITY OF NEW YORK

Date 2/24/1962 No. B2007

CERTIFICATE OF OCCUPANCY

CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. _____

THIS CERTIFIES that the ~~premises~~ altered ~~premises~~ premises located at Block 7594 Lot 3

3019 Avenue J

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the North side of Avenue J distant 48 feet West from the corner formed by the intersection of Avenue J and East 31st Street

running thence North 100 feet; thence East 19 feet; thence South 100 feet; thence West 19 feet; running thence _____ feet; thence _____ feet; to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No. 3402/61 Construction classification Brick-Non-Fireproof

Occupancy classification One (1) Family, Height 2 stories, 20 feet

Date of completion Const. 10-18-62 Located in Local Retail - E Zoning District

at time of issuance of permit Pl 10-2-62

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:

and The City Planning Commission:

(Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces _____

Off-Street Loading Berths _____

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Cellar	On Ground	-	Ordinary
First	100	44	Meeting Room (Club)
Second	40	-	One (1) Family
Total - One (1) Family And Meeting Room (Club).			

3021 AVENUE J I-CARD

Form 1037 21M-211085(54) 33

CITY OF NEW YORK—DEPARTMENT OF HOUSING AND BUILDINGS—DIVISION OF HOUSING O+A

AVENUE J No. 3021 UNIT 2/63 DATED 8/6/54

Story	Rooms	Use	Fams.	Rooms Rented How	Furniture Property of	Duration of Occupancy	Perm. or Trans.	Cook	Cook App. Property of	Fixtures State Where W.C.'s Are Located	Names of Occupant
Cellar					STORAGE						
1st Fl		Store				17 Y	A	NONE			CHAS. SWANSON
1st Floor	Kit LR BR	1	M	Tenant		5 Y	P	GR	OWNER	sink w/ w/B BT	A. Bonadello 450 3 H
2nd	Kit LR BR			Vacant				GR	OWNER	sink w/ w/B BT	

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3019 - 3021 AVENUE J



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

CELL. 917.939.3760

Arsen@CommercialACQ.com

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2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 | ☎ 718.513.1889 | ✉ ARSEN@COMMERCIALACQ.COM | COMMERCIALACQ.COM

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