

Commercial
498032 Active

New Listing!



390 Kings Hwy #C1
Brooklyn, New York 11223

L \$1,180,000

Borough:	Brooklyn	# Stores:	1
Neighborhood:	Gravesend	# Families:	
Cross St 1:	West 3 Street	Apx Sqft:	3,200
Cross St 2:	West 2 Street	Stories:	7
Block/Lot:	6678/1101	Waterfront:	No
Bldg Size:	60 x 99	Year Built:	2009
Lot Size:	60 x 99	Hndcap Acc:	Yes
Lot Sqft:	6,534	A/C Units:	1
Rd Frontage:	60	Cert Occup:	Yes
Zoning:	C2-3/R7A	Tax Yr \$:	\$36,493
Basement Type:	None	Own Occup:	No
Lot Dimensions:	6534	Sale Type:	Arm's Length

Type:	Retail	Status:	Vacant	Floor/Unit#:	cellar	Ceiling Hgt:	10	# Units:	1	Sqft/Unit:	
Date Avail:		Sec Dep \$:		Current Rent:		Proj Rent:		Increase/yr:		Price/Sqft:	
Occupant:						Electric/yr:		Heat/yr:		Water/Sewer/yr:	
Features:						Description:					

FEATURES

Parking:	None	Basement:	None
Construction:	Block, Brick	Foundation:	Block, Poured Concrete
Loading Docks:	None	Electric:	
Ceiling Height:	8-10 Foot	Current Use:	Office
Utilities:		Potential Use:	Health Care, Investment, Office, Retail, Other
Financing:	1031 Exchange, Cash	Walls:	Block, Metal

Est Water/Sewer \$ Yr:	Est Fuel \$ Yr:	Est Insure Yr:	Est Tax \$ Yr:	\$36,493
Gross Expenses:	Rent Avg Monthly:	Tenant Lse Ends:	Inventory Exp:	
Gross Income:	Rental Income:	Tenant Monthly Lse:	Additional Fee:	
NOI:	Yearly Salaries:	Cap Rate:	Misc Exp:	

Remarks: Excellent opportunity to own a commercial condo in the heart of Gravesend on Kings Highway, situated at a highly visible intersection with heavy foot and vehicular traffic. Ideal for retail, office, or store use, this property features an open-concept floor plan offering approximately 3,200 sq. ft. of versatile space. The unit boasts high ceilings, HVAC, sprinkler system, and elevator, providing both functionality and convenience. Low monthly maintenance of \$655 makes this a cost-effective investment. Perfect for owner-users or investors seeking a prime location with strong exposure. A rare offering in one of Brooklyn's busiest commercial corridors.

Prepared By: Aliaksei Palaukou

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