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Mixed Use Building for Sale

95-06 Church Ave, Brooklyn NY 11212

East Coast NY, Inc has been retained on an exclusive basis to arrange for the sale of the property located in Brooklyn, NY

Listing Price \$1,100,000

Property Description

Situated in East Flatbush on Church Ave, this two-story structure presents a premier owner-user prospect or investment opening.

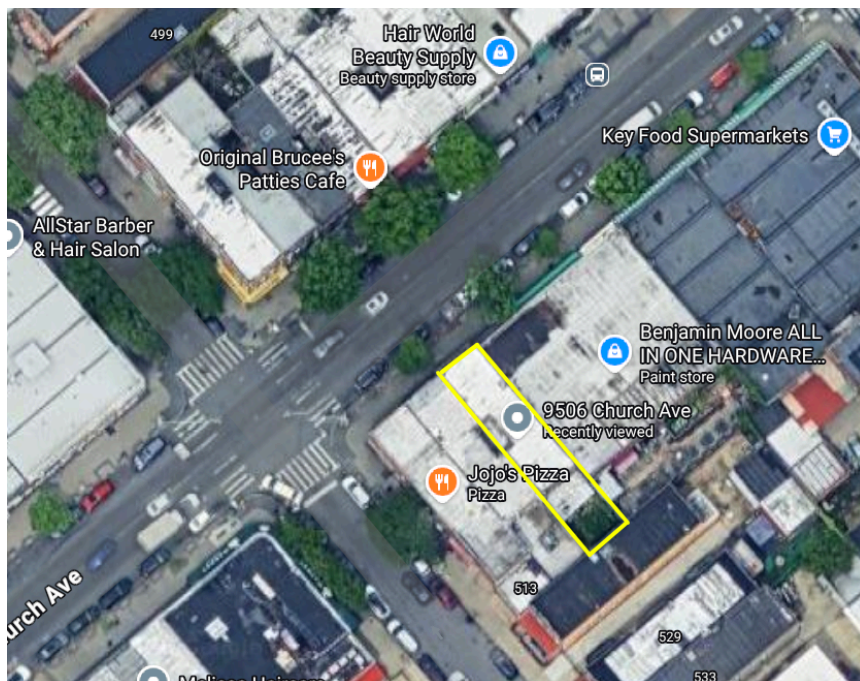
The location is characterized by high foot traffic, making it a prime spot for retail operations.

The property features a single retail space alongside two residential units: one 2-bedroom/1-bathroom apartment and one 1-bedroom/1-bathroom apartment.

Currently owner-occupied, the retail portion will be delivered vacant.

Both residential units are presently rented at rates significantly lower than the current market value.

Positioned within R6/C1-3 zoning, the property offers significant air rights for future development.



Building Information

Block, Lot	04716-0041	Year Built	1931
Lot Size	20 X 100	Lot Sq. Ft.	2,000
Retail Space Sq. Ft.	1,340	Building Sq. Ft.	2,680
Residential Sq. Ft.	1,340	Zoning	R-6, C1-3
Residential FAR	2.43	Facility FAR	4.8

Financial Information

Property Rental Income

Units	Tenant	Annual Rent	Sq. ft	Lease
Retail	Gift Shop (Owner)	\$46,900 (projected)	1,340	
2A	Apartment (2 Beds 1 Bath)	\$18,000 (Actual)		m/m
2B	Apartment (1 Bed 1 Bath)	\$15,600 (Actual)		m/m
Total		\$80,500		

Expenses

Property Tax	\$4,740
Insurance	\$3,500
Heating(Gas)	\$3,500
Water	\$2,000 (including retail unit)
Maintenance	\$250
Total Expenses	\$13,990

- All financial information is provided by the seller.
- Prospective buyers should re-verify all information by themselves

Property Net Income \$66,510



Exclusive Listing Agent
East Coast NY Inc.
Jimmy Ma (516) 728-8139

Additional Photos

