

# BUILDING FOR SALE

421 OCEAN PARKWAY, BROOKLYN NY 11218



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



## PROPERTY DETAILS

### CROSS STREETS

OCEAN PKWY & CORTELYOU RD

### NEIGHBORHOOD

KENSINGTON

### LOT SIZE

LOT - 50 FT X 115 FT

### BUILDING SIZE

14,913 SF

### BLOCK & LOT

5390-0001

### ZONING

R7A, OP

### PROPERTY TAXES

\$63,180.00

### COMMENTS

- MIXED-USE PROFESSIONAL OFFICE BUILDING FOR SALE
- CONSTRUCTED IN 2004
- CENTRAL HVAC | ADA COMPLIANT
- ELEVATOR BUILDING
- HIGH TRAFFIC AREA
- STEPS FROM PUBLIC TRANSPORTATION
- MULTIPLE PARKING SPOTS

### TENANT DIRECTORY

- LOWER LEVEL & SECOND FLOOR (MAIMONIDES HOSPITAL/CARDIOLOGY): LEASE EXP. 2028 + 5 YEAR OPTION
- FIRST FLOOR (PHYSICAL THERAPY & REHAB): LEASE EXP. 2029 + 5 YEAR OPTION
- THIRD FLOOR (3 APARTMENTS - ALL 1 BEDROOM): MONTH TO MONTH LEASES

## INCOME

### FLOOR

### RENT ROLL

LL & 2ND FL - (MAIMONIDES HOSPITAL)	\$33,574.00
FIRST FL - (PHYSICAL THERAPY/REHAB)	\$14,700.00
THIRD FL (3 APARTMENTS)	\$5,300.00

### TOTAL GROSS INCOME

**\$642,888.00**

### OPERATING EXPENSES

INSURANCE	\$15,600.00
WATER/SEWER	\$10,000.00
CAM	\$15,200.00
UTILITIES	\$12,000.00
ELEVATOR	\$5,000.00
REAL ESTATE TAXES	\$21,060.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$78,860.00</b>
<b>NET OPERATING INCOME</b>	<b>\$564,028.00</b>

### OFFERING PRICE

**\$8,499,000.00**

### PROPOSED CAP RATE

**6.64%**

### HIGHLIGHTS

- 100% OCCUPIED PROFESSIONAL MIXED-USE BUILDING
- ADDITIONAL BUILDABLE AIR RIGHTS: 8,108 SF
- CLASS A TENANTS WITH NNN LEASES
- GREAT INVESTMENTS OPPORTUNITY IN PRIME KENSINGTON



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# LOCATION OVERVIEW



**TRANSPORTATION**

B16 B35 B68 B103

B D F G Q

Walk Score **95**

Transit Score **98**

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 <b>NEIGHBORHOOD</b> KENSINGTON	 <b>BLOCK &amp; LOT</b> 5390-0001	 <b>ZONING</b> R7A, OP
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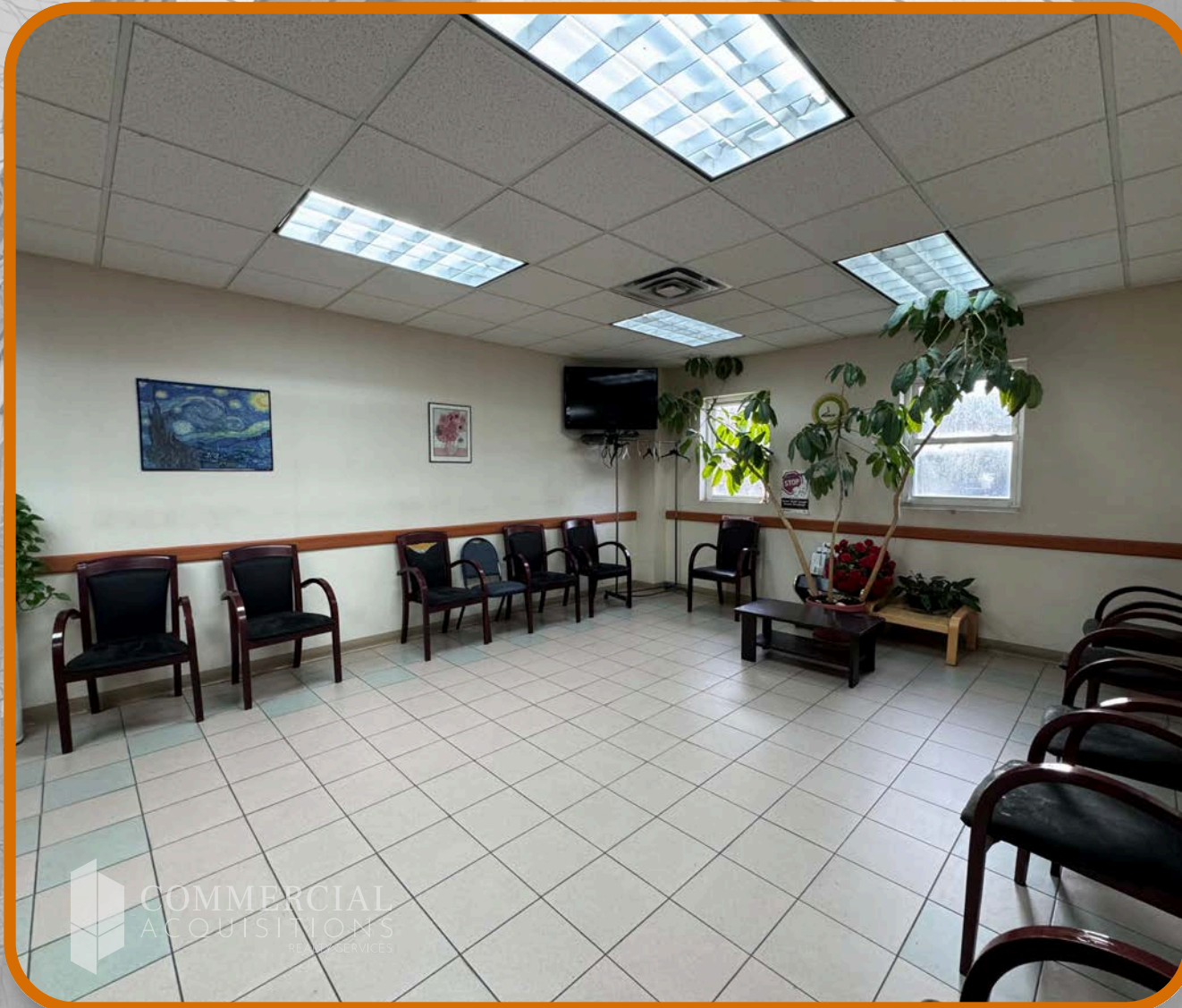


# FIRST FLOOR PLAN



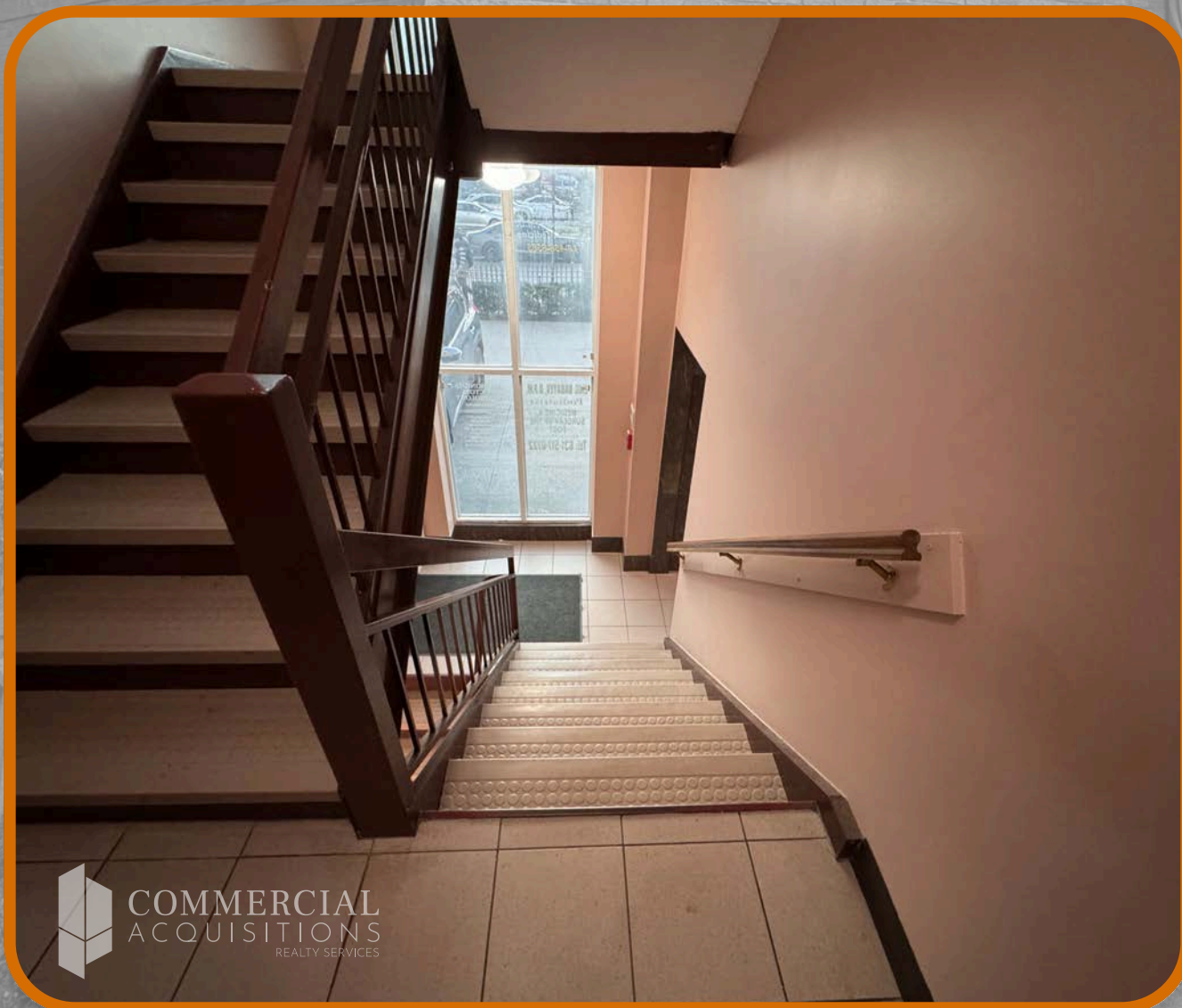
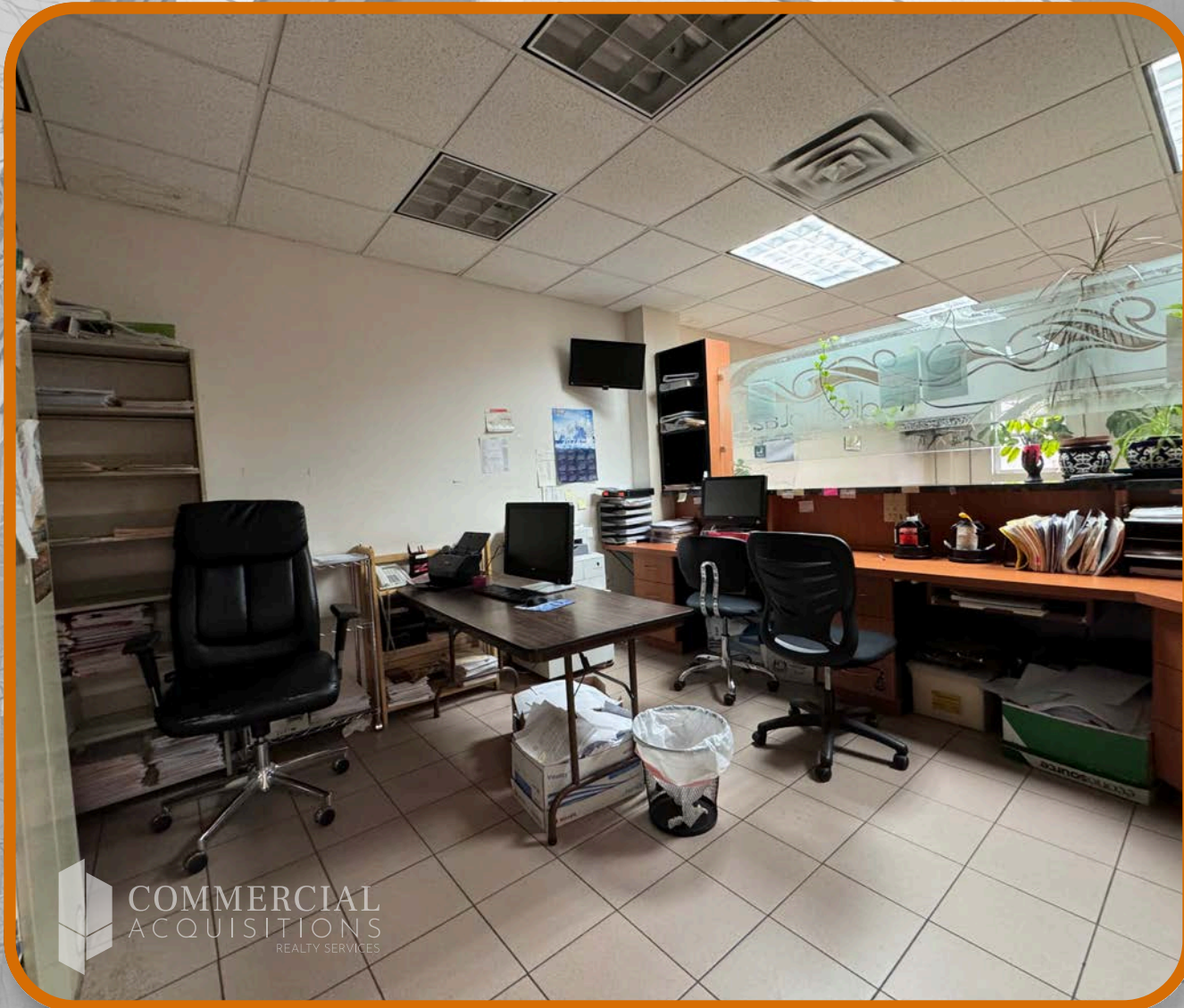


# PROPERTY PHOTOS





# PROPERTY PHOTOS





# CERTIFICATE OF OCCUPANCY



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## Certificate of Occupancy

CO Number: **301165600F**

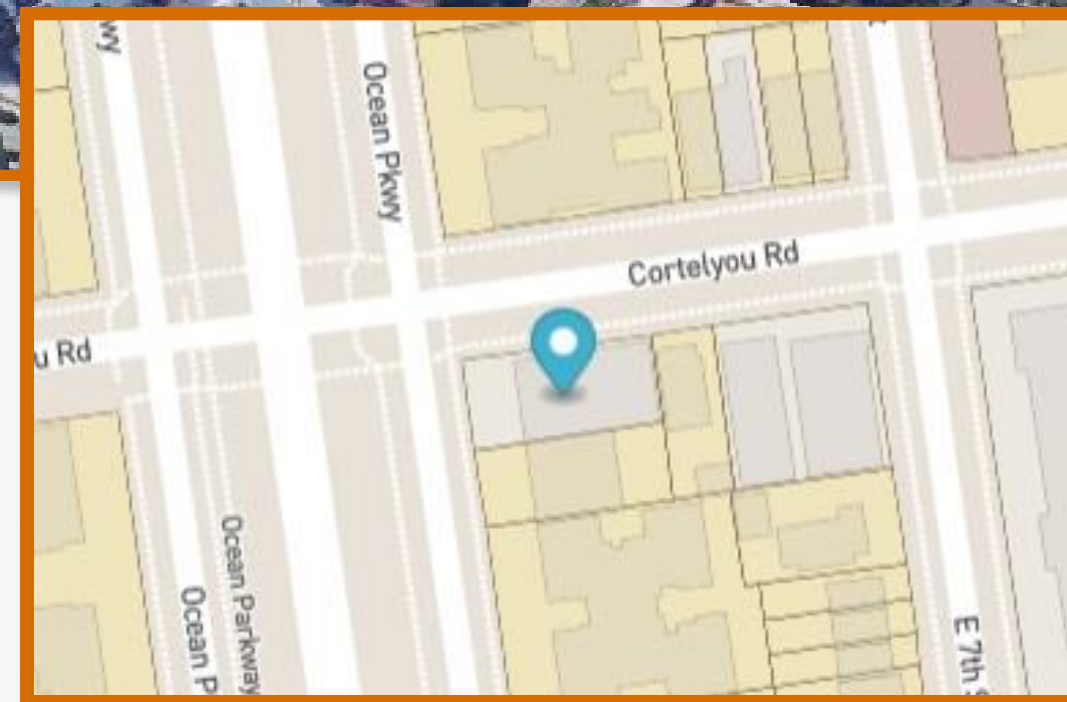
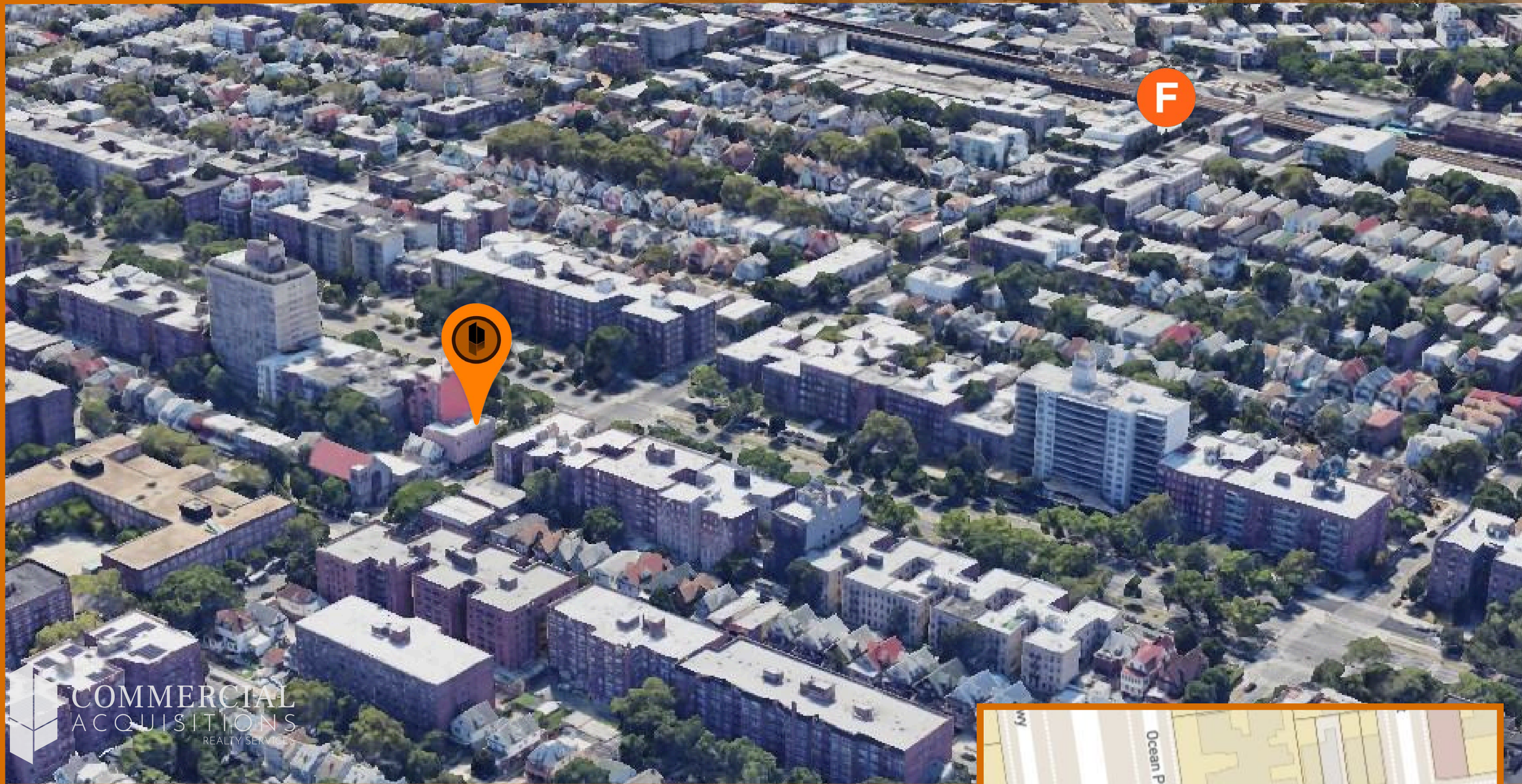
### Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	20	OG	E		4	MEDICAL OFFICE
001	20	100	E		4	MEDICAL OFFICE
002	20	100	E		4	MEDICAL OFFICE
003		100	J-2	3	2	THREE FAMILY TOTAL: THREE (3) FAMILY DWELLING AND MEDICAL OFFICES
END OF SECTION						



# CONTACT US



## **CONTACT EXCLUSIVE BROKER**



**ARSEN ATBASHYAN**  
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**ARSEN@COMMERCIALACQ.COM**

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

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