

BUILDING FORSALE



PROPERTY DETAILS

CROSS STREETS

BTW AVENUE N & AVENUE O

NEIGHBORHOOD

MIDWOOD

LOT SIZE

LOT - 50 FT X 110 FT

BUILDING SIZE

18,600 SF

BLOCK & LOT

7674-0027

ZONING

R7A

COMMENTS

- MEDICAL OFFICE BUILDING FOR SALE
- MOVE IN READY FOR DIALYSIS CENTER
- IDEAL FOR END-USER/INVESTMENT
- ELEVATOR BUILDING | ADA COMPLIANT
- 18,600 AVG DAILY TRAFFIC ON OCEAN AVENUE

TENANT DIRECTORY

- ENTIRE LOWER LEVEL (VACANT PREVIOUSLY DAVITA)
- 1915 OCEAN AVE, 1ST FL (OPHTHALMOLOGIST)
- 1917 OCEAN AVE, 1ST FL (ONCOLOGY)
- 1915 OCEAN AVE, 2ND FL (CARDIOVASCULAR)
- 1917 OCEAN AVE, 2ND FL (VACANT PREVIOUSLY DAVITA)
- ENTIRE 3RD FLOOR (VACANT PREVIOUSLY DAVITA)

INCOME

FLOOR	POTENTIAL RENT ROLL		
LOWER LEVEL	\$11,458.33		
FIRST FLOOR	\$18,333.33		
SECOND FLOOR	\$12,666.67		
THIRD FLOOR	\$12,666.67		
TOTAL GROSS INCOME	\$661,500.00		

OPERATING EXPENSES

INSURANCE	\$30,000.00
WATER	\$4,000.00
SPRINKLER/FIRE ALARM	\$5,000.00
REAL ESTATE TAXES	\$161,345.00

TOTAL OPERATING EXPENSES	\$200,345.00
NET OPERATING INCOME	\$461,155.00

OFFERING PRICE	\$6,900,000.00	
PROPOSED CAP RATE	6.68%	

HIGHLIGHTS

- CURRENT TENANTS ARE MONTH TO MONTH
- PREVIOUSLY OCCUPIED BY DAVITA DIALYSIS CENTER
- BUILDING CAN BE DELIVERED VACANT





DOCATION ON ERVIEW





NEIGHBORHOODMIDWOOD



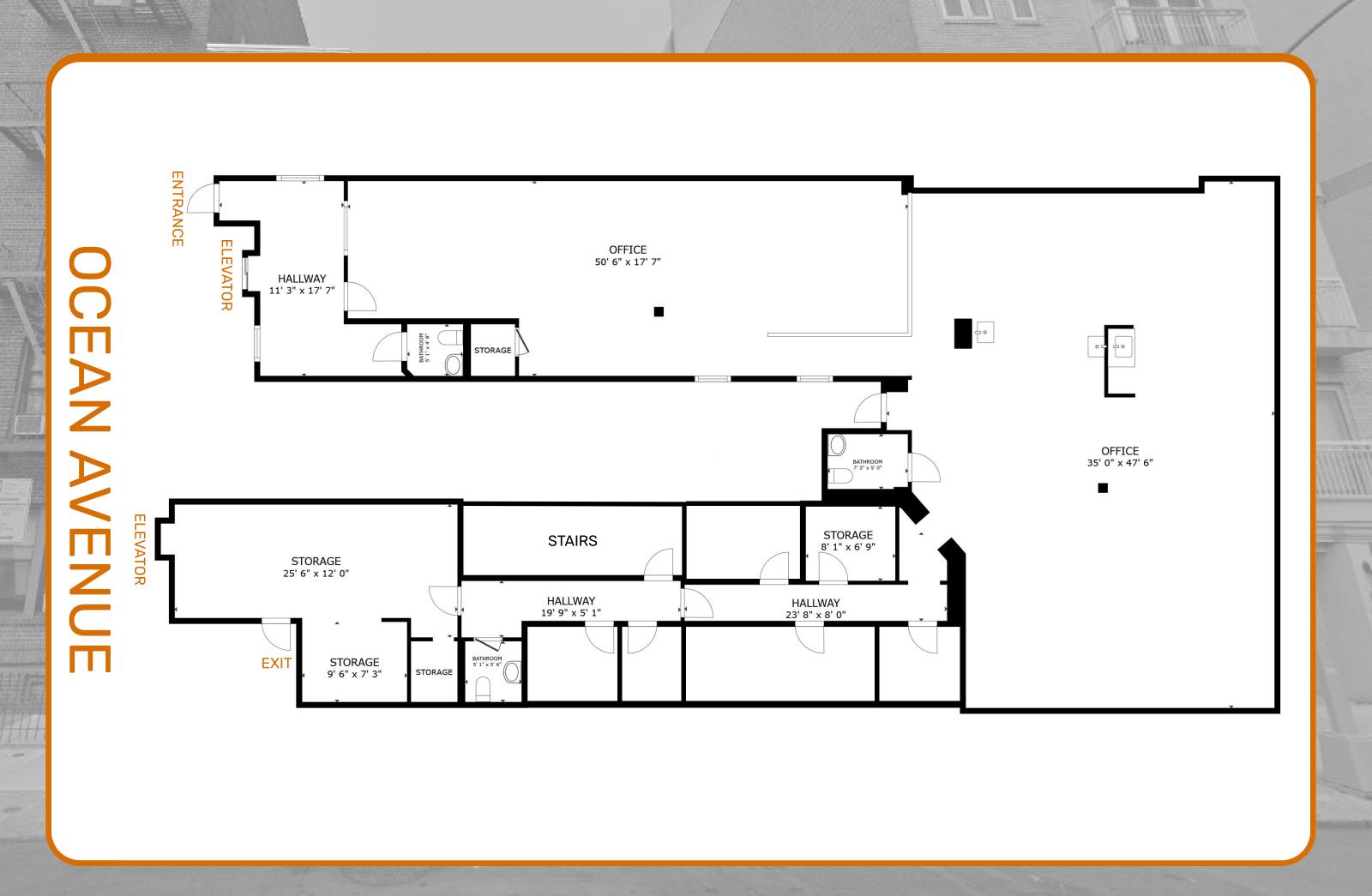
BLOCK & LOT 7674-0027



ZONING R7A

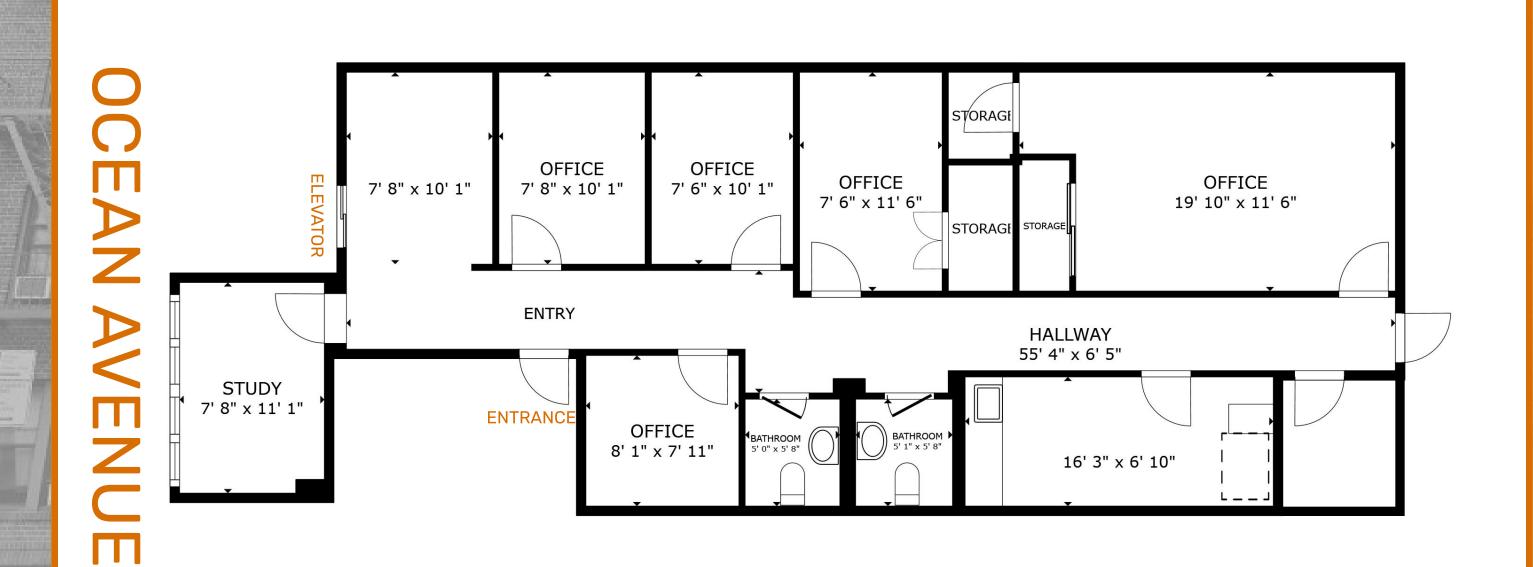


LOWER LEVEL FLOOR PLAN



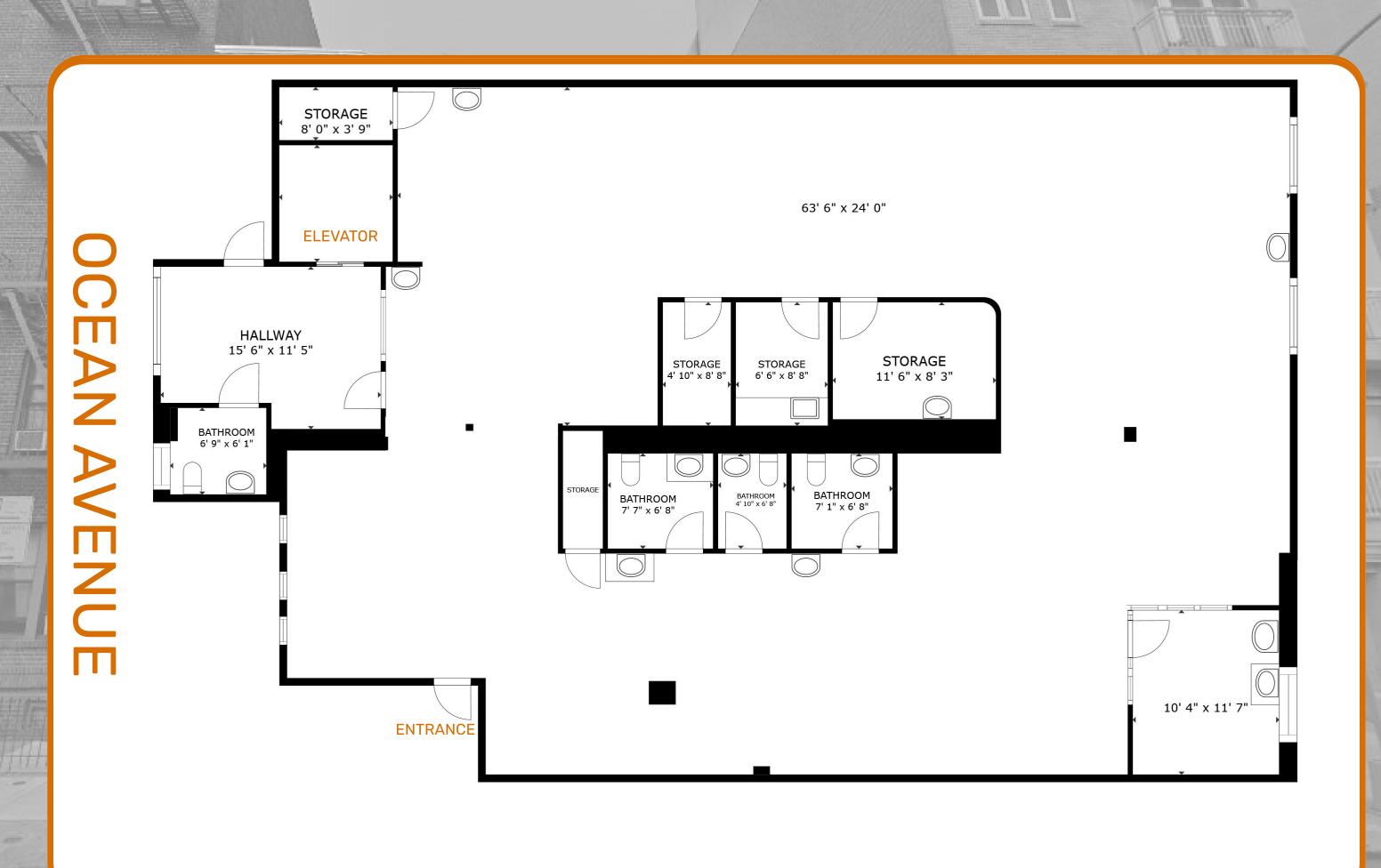


2NDFLOORPLAN





3RDFLOORPLAN





LOWER LEVEL PHOTOS











2ND FLOOR PHOTOS











3RD FLOOR PHOTOS











CERTIFICATE OF OCCUPANCY





DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH

BROOKLYN

DATE: MAY 6, 1999

NO. 300648645

ZONING DISTRICT R6

This certificate supersedes C.O. NO THIS CERTIFIES that the new-altered-existing-building-premises located at 1915 OCEAN AVENUE Block

Block 7674

Lot 28

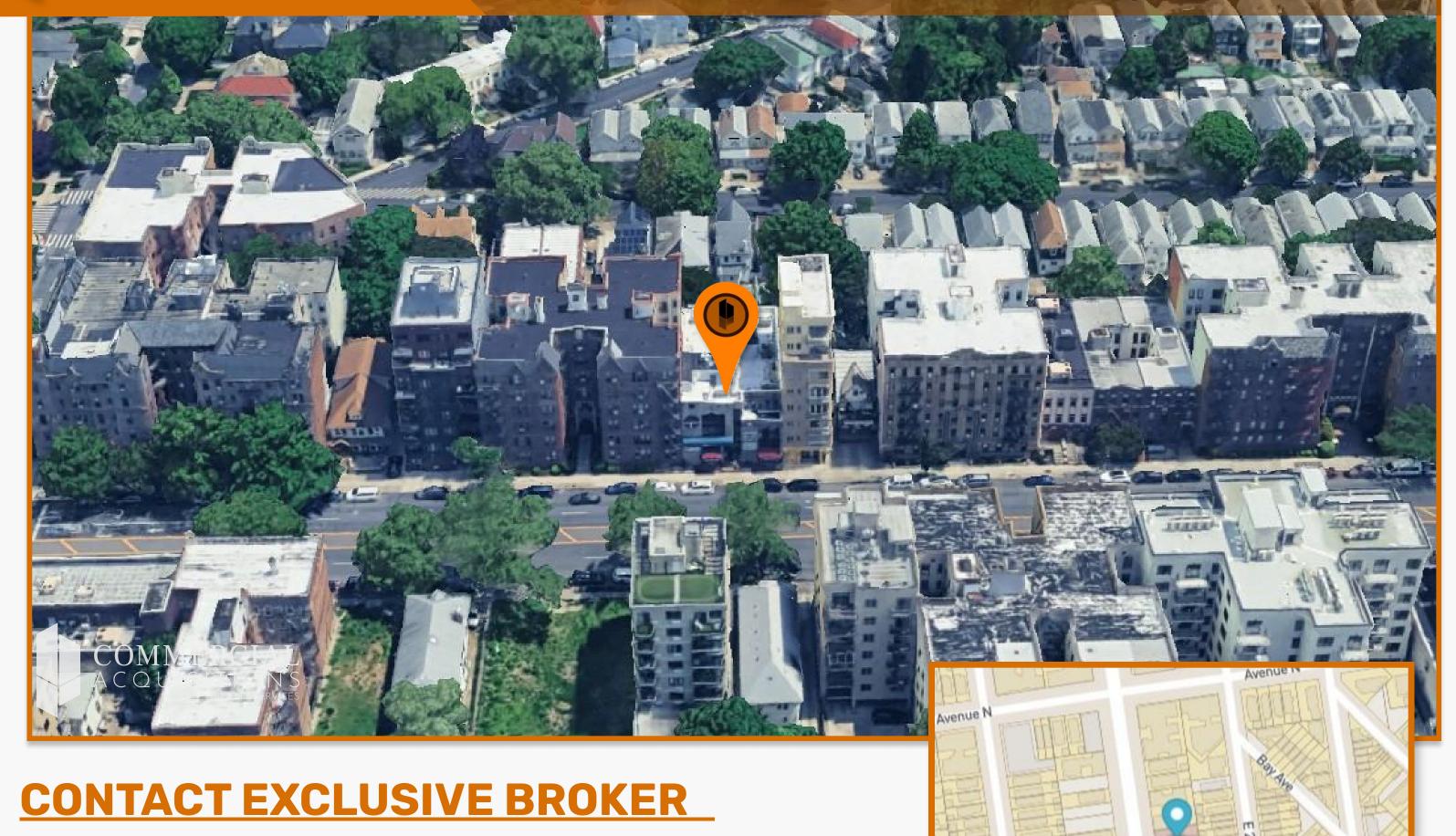
CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIM.

PERMISSIBLE USE AND OCCUPANCY

\$108#	LIVE LOAD LOS POR SO FT.	VARIOUM MO. OF PERSONS PENNAT PED	ZOVING DWSLUNG OR HODWING UMTS	BUR DING CODE MARITABLE ROOMS	ZOMMO USE GROUP	BULDING CODE OCCUPANDY GROUP	OSSCRIPTION OF USE
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FIRST	60	20			Ц	23	HOSPITAL AND RELATED FACILITY
ECOND	60	20			4	E	HOSPITAL AND RELATED FACILITY
THIRD	60	20			4	E	HOSPITAL AND RELATED FACILI
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CONTACT US





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

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