

BUILDING FOR SALE

1915-1917 OCEAN AVENUE, BROOKLYN NY 11230



SCAN OR CLICK LINK BELOW
FOR A 3-D VIRTUAL TOUR

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

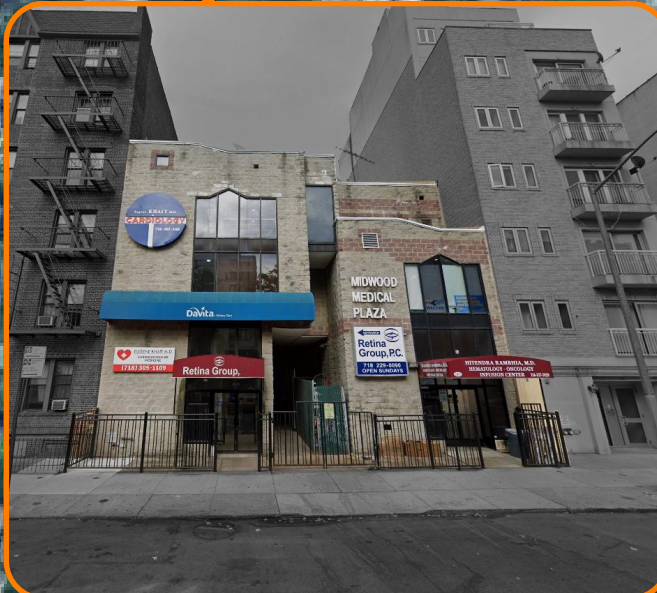


FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

LOCATION OVERVIEW

CHEVRA חברה הצלה HATZALAH
VOLUNTEER AMBULANCE SERVICES
FLATBUSH DIVISION

Midwood Medical Plaza



TRANSPORTATION

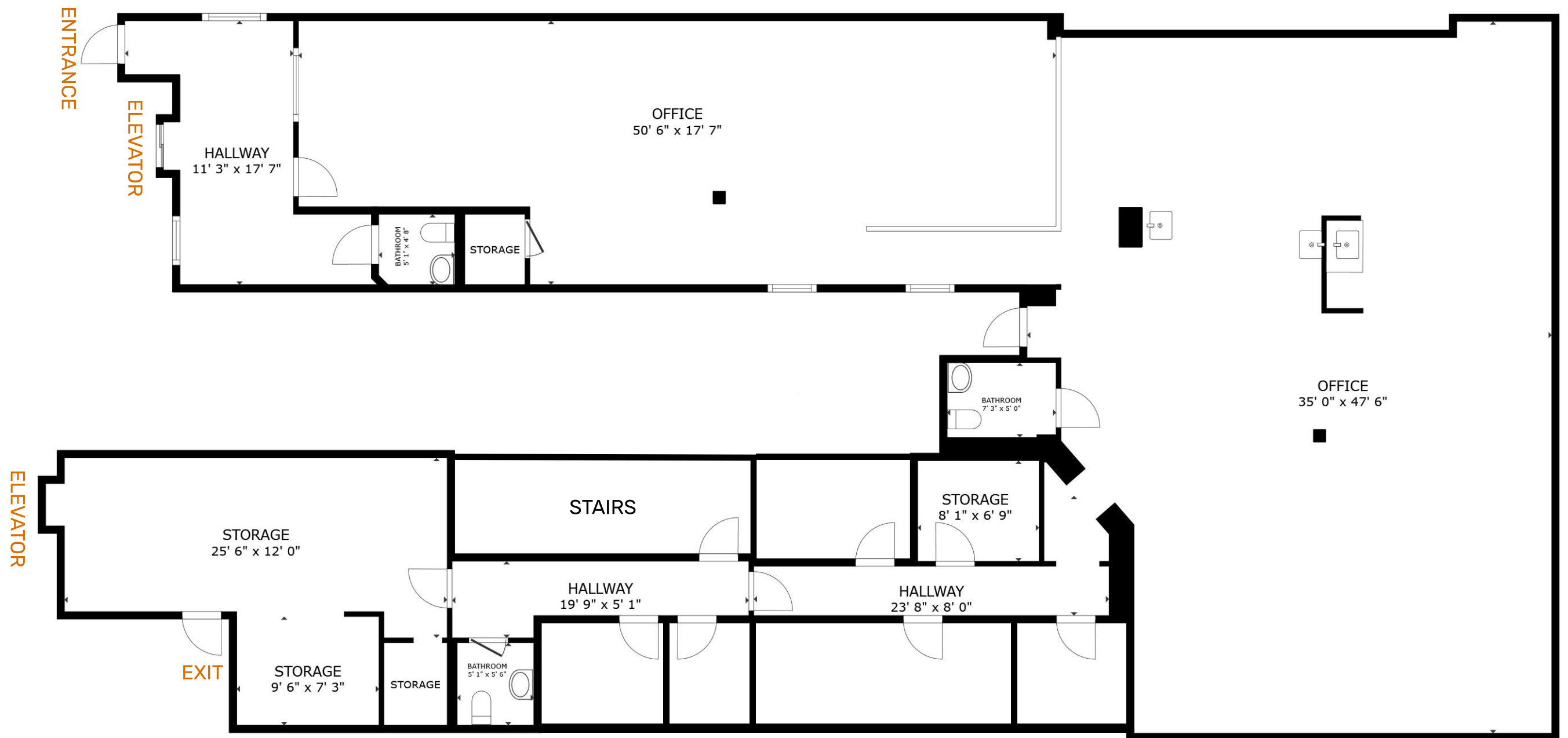
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	NEIGHBORHOOD MIDWOOD		BLOCK & LOT 7674-0027		ZONING R7A
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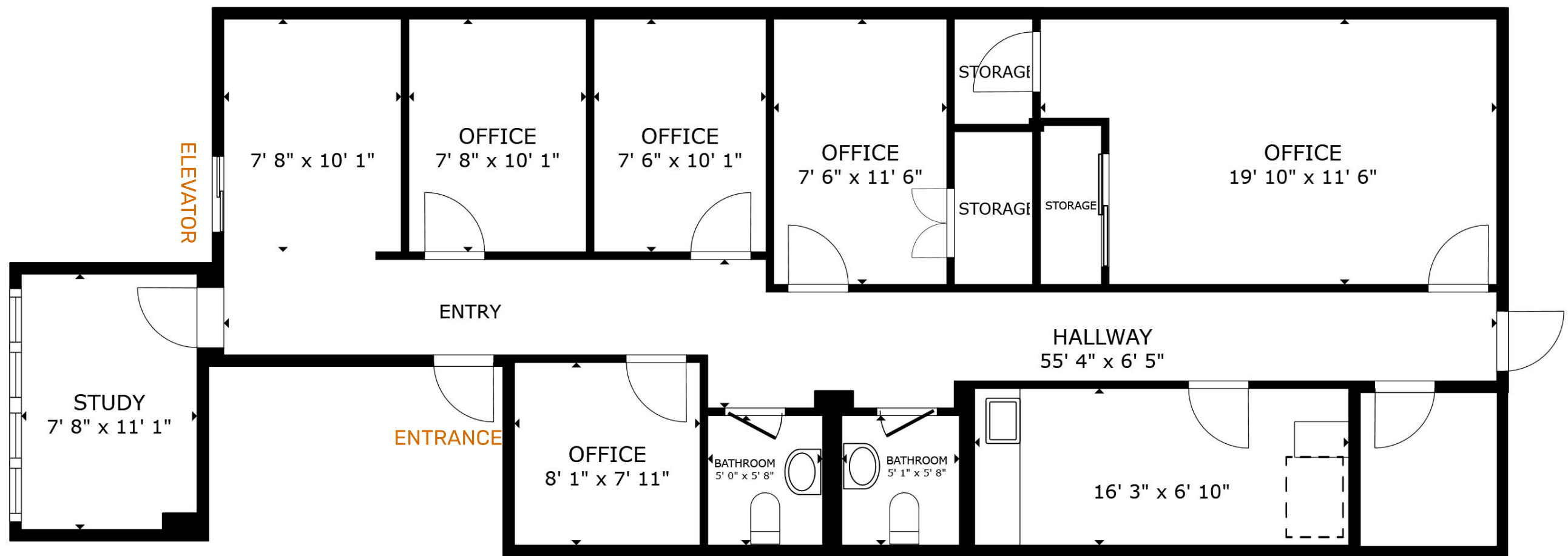
LOWER LEVEL FLOOR PLAN

OCEAN AVENUE



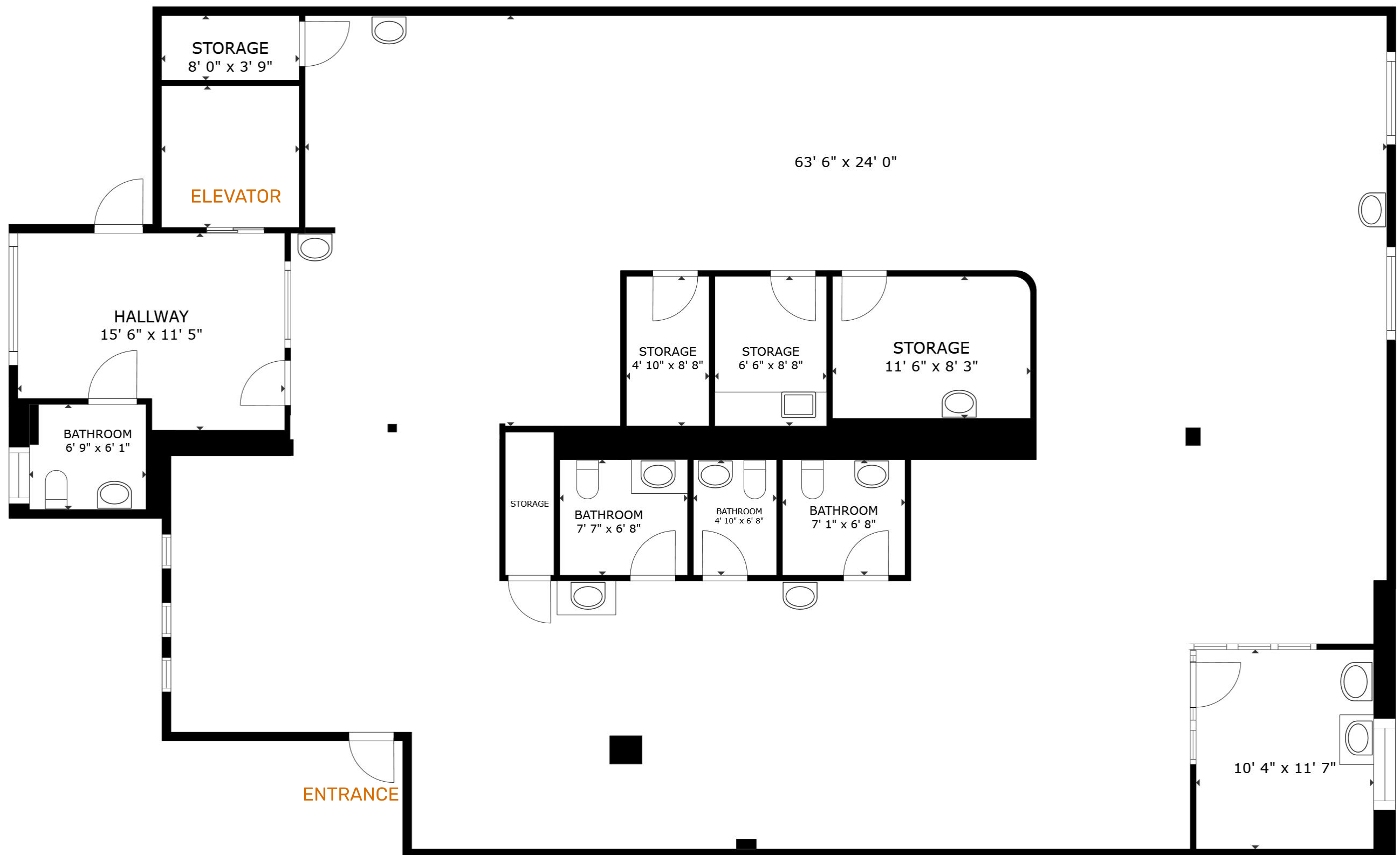
2ND FLOOR PLAN

OCEAN AVENUE



3RD FLOOR PLAN

OCEAN AVENUE



LOWER LEVEL PHOTOS



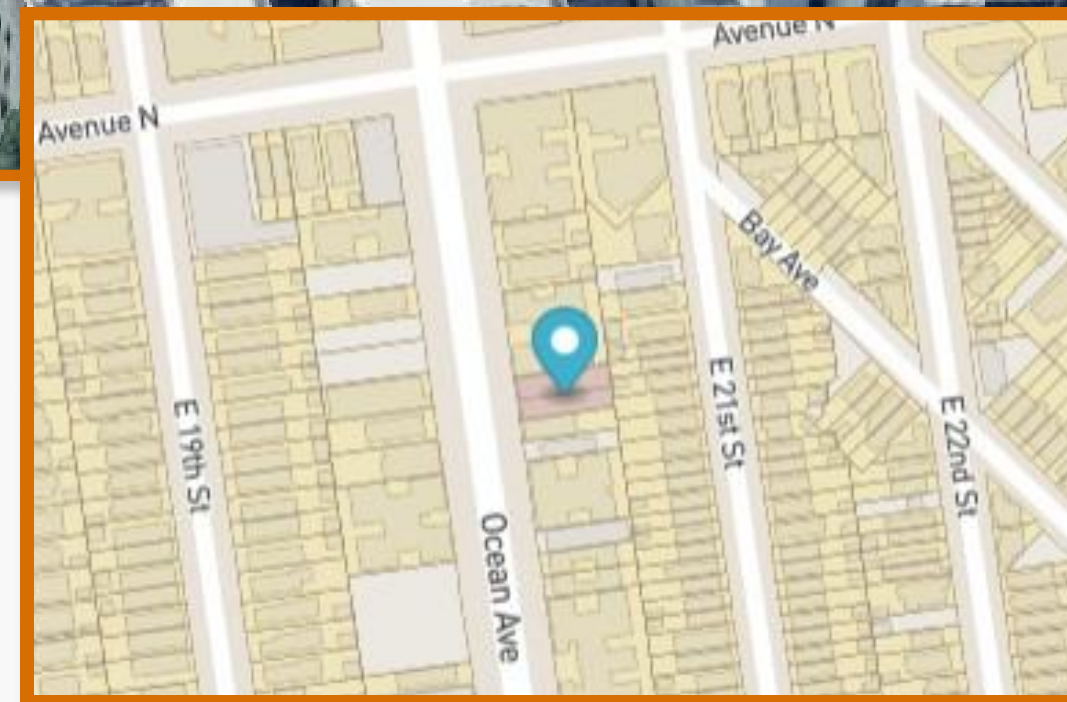
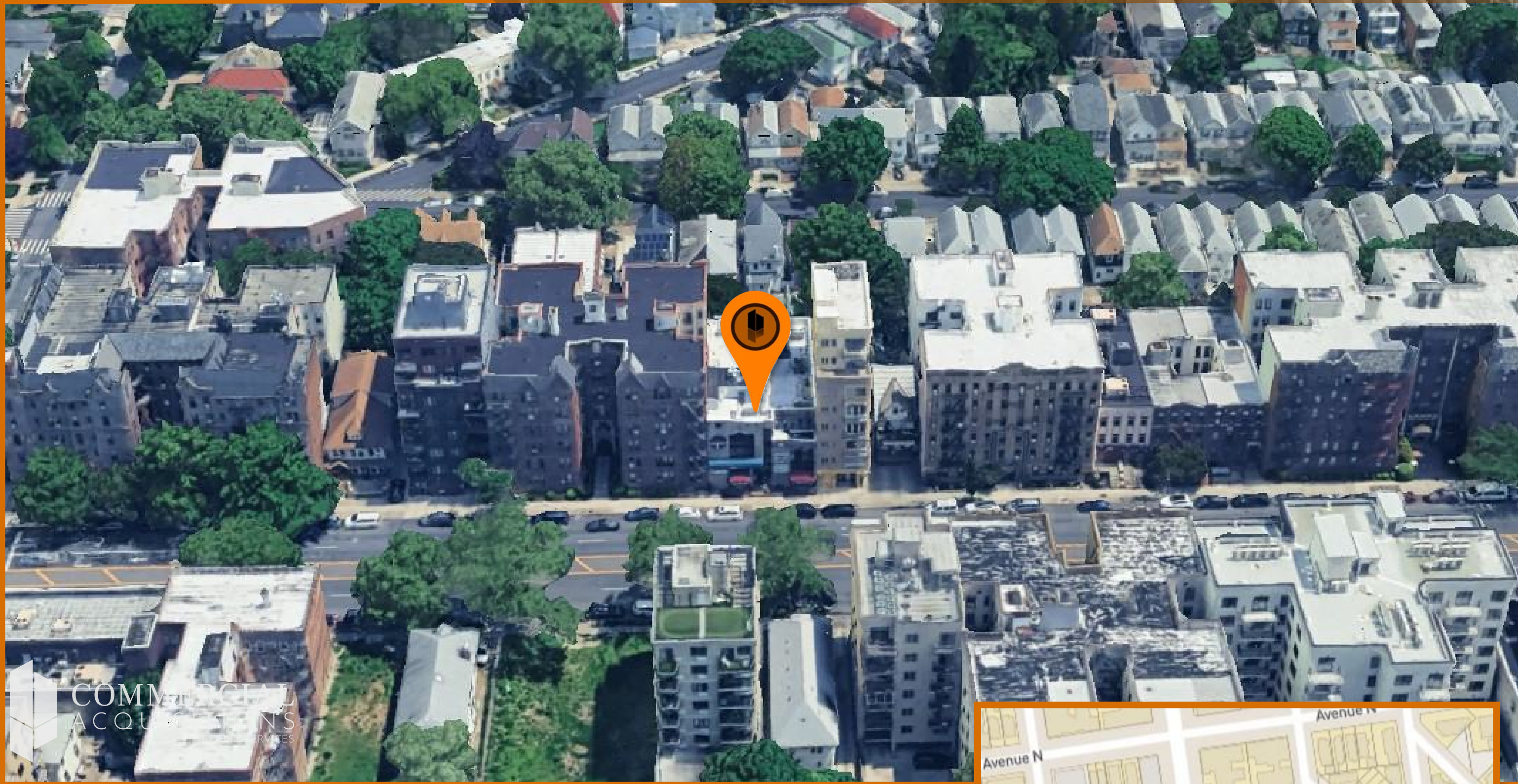
2ND FLOOR PHOTOS



3RD FLOOR PHOTOS



CONTACT US



CONTACT EXCLUSIVE BROKER



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

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