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**INVESTMENT PRICING** 





**OFFERING PRICE** 

\$2,400,000

**DELIVERED VACANT** 

### **INVESTMENT HIGHLIGHTS**

R5, C1-2 1 Commercial Unit 2,160 # of Units Zoning Approx. SF 4.15% \$1,111 2.0 Projected Cap Rate Price/SF FAR

# **INCOME**

UNIT	TYPE	APPROX. SF	PROJECTED RENT	PROJECTED RPSF	NOTES
1	Retail	2,160	\$10,000	\$56	Delivered Vacant
		MONTHLY:  ANNUALLY:	\$10,000 <b>\$120,000</b>		

# **EXPENSES**

	Р	ROJECTED
GROSS INCOME		120,000
VACANCY AND COLLECTION	\$	(3,600)
EFFECTIVE GROSS INCOME	\$	116,400
TAXES (4)	\$	(14,166)
FUEL (PROJECTED PASS-THROUGH TO TENANT)	\$	0
WATER & SEWER (PROJECTED PASS-THROUGH TO TENANT)	\$	0
INSURANCE	\$	(2,700)
ELECTRIC (PROJECTED PASS-THROUGH TO TENANT)	\$	0
REPAIRS (PROJECTED PASS-THROUGH TO TENANT)	\$	0
PAYROLL (PROJECTED PASS-THROUGH TO TENANT)	\$	0
TOTAL EXPENSES	\$	(16,866)
NET OPERATING INCOME		99,534

PROPERTY INFORMATION



#### INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to exclusively present this vacant retail building for sale. The property is located at 6210 18th Avenue between 62nd and 63rd Street on the border of the Borough Park and Bensonhurst neighborhoods of Brooklyn.

The subject property, with a total above-grade square footage of 2,160, is built on a lot measuring 30 feet in width by 81.42 feet in depth. With a full basement matching the dimensions of the above-grade structure (30 ft x 72 ft), the property's total square footage, including the basement, is approximately 4,320 square feet. Zoned R5 with a C1-2 overlay, the property has potential for mixed-use development, offering flexibility for residential with ground-floor commercial use.

The property is located one block from the 18th Avenue [N,W] Subway Station, providing easy access to Manhattan, Queens, and the rest of Brooklyn.

#### **HIGHLIGHTS**

- •Vacant retail building in an excellent location on the border of Borough Park and Bensonhurst
- •30 feet of frontage located on the prime 18th Avenue retail corridor with heavy foot traffic
- •The property is surrounded by many local and national retailers including Starbucks, Dunkin Donuts, Target, Chipotle, Chase Bank, Citi Bank, CVS and more
- Full basement
- •Perfect opportunity for owner-user or value-add investor
- ·Long-term family ownership
- ·Low annual property taxes \$14,166
- •One minute walk to 18th Avenue [N,W] Subway Station

### **BUILDING INFORMATION**

BLOCK & LOT:	05532-0042
NEIGHBORHOOD:	Borough Park / Bensonhurst Border
CROSS STREETS:	62nd & 63rd Street
BUILDING DIMENSI	<b>ONS:</b> 30 ft x 72 ft
LOT DIMENSIONS:	30 ft x 81.42 ft
# OF UNITS:	1 Commercial Unit
APPROX. TOTAL SF:	2,160
ZONING:	R5, C1-2
FAR:	2.0
TAX CLASS:	4

### **TAX MAP**





