



**Mitchell Feldman**  
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**Mixed Use**  
**503230 Active**

**2773 86th St**  
**Brooklyn, New York 11223**

**L \$1,599,000**



|                 |                                            |             |                     |
|-----------------|--------------------------------------------|-------------|---------------------|
| Borough:        | <b>Brooklyn</b>                            | # Stores:   | <b>2</b>            |
| Neighborhood:   | <b>Gravesend</b>                           | # Families: | <b>2</b>            |
| Cross St 1:     | <b>Corner of 86th St &amp; West 9th</b>    | Apx Sqft:   | <b>3,408</b>        |
| Cross St 2:     |                                            | Stories:    | <b>2</b>            |
| Bldg Type:      | <b>Detached</b>                            | Waterfront: | <b>No</b>           |
| Style:          |                                            | Year Built: | <b>1931</b>         |
| Block/Lot:      | <b>7142/27</b>                             | Hndcap Acc: |                     |
| Bldg Size:      | <b>34.92 x 83.08</b>                       | A/C Units:  | <b>0</b>            |
| Lot Size:       | <b>34 x 83</b>                             | Cert Occup: | <b>Yes</b>          |
| Lot Sqft:       | <b>1,885</b>                               | Tax Yr \$:  | <b>\$13,957</b>     |
| Rd Frontage:    | <b>97</b>                                  | Own Occup:  | <b>Yes</b>          |
| Zoning:         | <b>R5, C1-2</b>                            | Sale Type:  | <b>Arm's Length</b> |
| Basement Type:  | <b>Full, Separate Entrance, Unfinished</b> | Comm Condo: | <b>No</b>           |
| Lot Dimensions: | <b>26' x 59' x 38' x 86'</b>               |             |                     |

|             |                      |             |               |               |          |              |  |              |  |                 |
|-------------|----------------------|-------------|---------------|---------------|----------|--------------|--|--------------|--|-----------------|
| Type:       | <b>Office</b>        | Status:     | <b>Vacant</b> | Floor/Unit#:  | <b>1</b> | Ceiling Hgt: |  | # Units:     |  | Sqft/Unit:      |
| Date Avail: |                      | Sec Dep \$: |               | Current Rent: |          | Proj Rent:   |  | Increase/yr: |  | Price/Sqft:     |
| Occupant:   |                      |             |               |               |          | Electric/yr: |  | Heat/yr:     |  | Water/Sewer/yr: |
| Features:   | <b>Heat Included</b> |             |               |               |          |              |  |              |  |                 |

|             |                      |             |               |               |                |              |  |              |  |                 |
|-------------|----------------------|-------------|---------------|---------------|----------------|--------------|--|--------------|--|-----------------|
| Type:       | <b>Office</b>        | Status:     | <b>Leased</b> | Floor/Unit#:  | <b>1</b>       | Ceiling Hgt: |  | # Units:     |  | Sqft/Unit:      |
| Date Avail: |                      | Sec Dep \$: |               | Current Rent: | <b>\$2,900</b> | Proj Rent:   |  | Increase/yr: |  | Price/Sqft:     |
| Occupant:   |                      |             |               |               |                | Electric/yr: |  | Heat/yr:     |  | Water/Sewer/yr: |
| Features:   | <b>Heat Included</b> |             |               |               |                |              |  |              |  |                 |

|              |                       |         |          |      |          |              |          |               |                      |              |  |              |
|--------------|-----------------------|---------|----------|------|----------|--------------|----------|---------------|----------------------|--------------|--|--------------|
| Type:        | <b>2 Bedrooms</b>     | BR:     | <b>2</b> | FB:  | <b>1</b> | Floor/Unit#: | <b>2</b> | Current Rent: | <b>\$1,700</b>       | Increase/yr: |  | Electric/yr: |
| Status:      | <b>Month-to-Month</b> | Tot BA: | <b>1</b> | 3/4: | <b>0</b> | Ceiling Hgt: |          | Proj Rent:    |                      | Sec Dep:     |  | Heat/yr:     |
| Date Avail:  |                       | Rooms:  | <b>5</b> | HB:  | <b>0</b> | # Units:     |          | Sqft/Unit:    | <b>700</b>           |              |  | Wat/Sew/yr:  |
| Description: |                       |         |          |      |          |              |          | Features:     | <b>Heat Included</b> |              |  |              |

|              |                       |         |          |      |          |              |          |               |                      |              |  |              |
|--------------|-----------------------|---------|----------|------|----------|--------------|----------|---------------|----------------------|--------------|--|--------------|
| Type:        | <b>2 Bedrooms</b>     | BR:     | <b>2</b> | FB:  | <b>1</b> | Floor/Unit#: | <b>2</b> | Current Rent: | <b>\$1,000</b>       | Increase/yr: |  | Electric/yr: |
| Status:      | <b>Month-to-Month</b> | Tot BA: | <b>1</b> | 3/4: | <b>0</b> | Ceiling Hgt: |          | Proj Rent:    |                      | Sec Dep:     |  | Heat/yr:     |
| Date Avail:  |                       | Rooms:  | <b>5</b> | HB:  | <b>0</b> | # Units:     |          | Sqft/Unit:    |                      |              |  | Wat/Sew/yr:  |
| Description: |                       |         |          |      |          |              |          | Features:     | <b>Heat Included</b> |              |  |              |

#### FEATURES

|                 |                                           |                |                                            |
|-----------------|-------------------------------------------|----------------|--------------------------------------------|
| Parking:        | <b>None</b>                               | Basement:      | <b>Full, Separate Entrance, Unfinished</b> |
| Parking Attrib: | <b>None</b>                               | Heat Source:   | <b>Gas</b>                                 |
| Flooring:       | <b>Hardwood, Laminate, Tile</b>           | Heat Delivery: | <b>Hot Water</b>                           |
| Roof:           |                                           | Foundation:    | <b>Poured Concrete</b>                     |
| Exterior:       | <b>Brick</b>                              | Electric:      | <b>Circuit Breakers</b>                    |
| Construction:   | <b>Brick</b>                              | Yard:          |                                            |
| Hot Water:      | <b>Gas</b>                                | Loading Docks: | <b>None</b>                                |
| Financing:      | <b>1031 Exchange, Bank Mortgage, Cash</b> |                |                                            |

|                        |                   |                     |                  |                     |                |                 |                 |
|------------------------|-------------------|---------------------|------------------|---------------------|----------------|-----------------|-----------------|
| Est Water/Sewer \$ Yr: | <b>\$2,013.00</b> | Est Fuel \$ Yr:     | <b>\$5,147</b>   | Est Insure Yr:      | <b>\$6,907</b> | Est Tax \$ Yr:  | <b>\$13,957</b> |
| Gross Expenses:        | <b>\$28,500</b>   | Rent Avg Monthly:   |                  | Tenant Lse Ends:    |                | Inventory Exp:  |                 |
| Gross Income:          | <b>\$120,000</b>  | Rental Income:      | <b>\$120,000</b> | Tenant Monthly Lse: |                | Additional Fee: |                 |
| NOI:                   | <b>\$91,500</b>   | Est Electric \$ Yr: | <b>\$500.00</b>  | Cap Rate:           | <b>0.06</b>    | Misc Exp:       |                 |

Remarks: **Welcome to 2773 86th Street (aka 2233-2235 West 9th Street), 4 units mixed use property! This is an amazing investment opportunity in a mixed-use property on the corner of 86th Street & West 9th Street! Solid brick building with over 3400 sq. ft. of space on two floors plus an additional 1700 sq. ft. basement with a separate entrance from the street. Interior stairs throughout, updated heat & hot water, 4 electric meters, 3 gas meters and a new silicone roof. Potential 10K+ monthly income. This is a great opportunity to use as an investment property, or for professional owner occupant. Highly visible corner lot with plenty of frontage. High traffic location, minutes away from the "N" train, and the B1 & B4 bus stops. Also close to the "D" train and B3 bus stop. Don't miss this awesome investment opportunity!**

**Prepared By: Mitchell Feldman**

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