

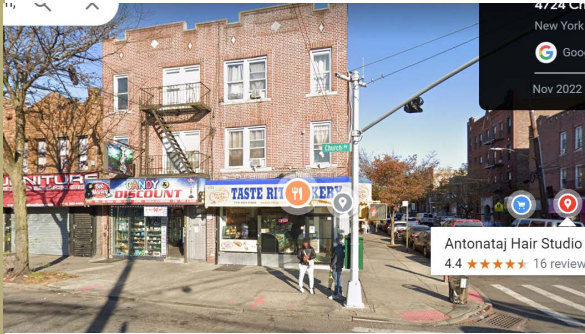
Investment Property For Sale in Flatbush Section of Brooklyn, NY 11203

4721-4723 Church Avenue, Brooklyn, NY 11203

Price: For Sale \$4,700,000

COMMERCIAL

(21)



PROPERTY HIGHLIGHTS:

Prime Corner Location

Building Size: 10,400 Sq Ft.
Lot Size: 3,720 Sq Ft, 40 X 93, 3 Story
Building: 8 Apts and 3 Stores, All
Apartments are Free market.

Store #1: Corner Bakery \$7,124 lease till
2/2030 Store#2: Deli \$3,742 lease till
3/2030 Store#3: Church \$2,721 8-2025/
All stores have 3 % increases per annum

2/1 Bed Apts, 4/2 bed Apts, 2/3 Bed Apts/

1Bed Apt: \$2,184 , Sec 8, 1 Bed Apt:
\$2,184 , Sec 8, 2 Bed Apt: \$2,443, Sec 8, 2
Bed Apt: \$2,443, 2 Bed Apt: \$2,443 , Sec 8,
2 Bed Apt: \$2,443, Sec 8, 3 Bed Apt/ 2 Bath:
\$3,084,
3 Bed Apt/ 2 Bath: \$3,220, all apartments
have their own heating, air conditioner, and
hot water tanks.

PROPERTY INFORMATION:

Tax: \$73,075, Insurance: \$4,400, Fuel \$2400
Water: \$6,800, Repairs: 42,000, Payroll:
\$2000, Heat, AC, Gas: Tenants Pay
GOI: \$408,375.72, NOI: \$314,500.72
Cap 6.69

CENTURY 21

Commercial

Mizrahi Realty

We know the Boroughs

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