



**1208-1210 McDonald
Avenue
Brooklyn, NY 11230**

**Two-Story Retail Building
for Sale**

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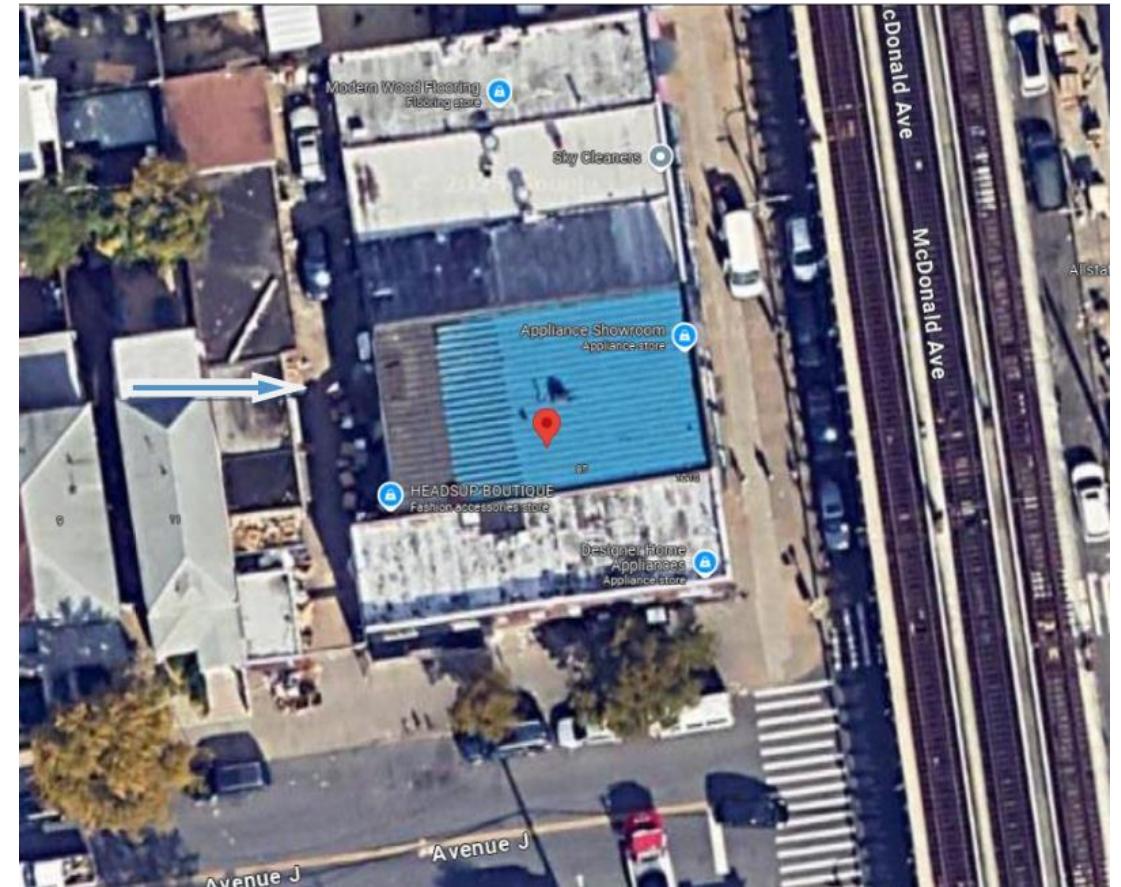
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Executive Summary

Silver Line Realty Group NY has been retained on an exclusive basis for the sale of 1208-1210 McDonald Avenue, Brooklyn NY 11230. The property is located right off the corner on McDonald Avenue between Avenue J and Avenue I.

1208-1210 McDonald Avenue is a two-story retail building. The property is currently being self-occupied by the owner with existing cash flows that can be substantially increased with value-add construction work (see Projected Rent Roll on Page 9). An appliance store occupies the ground with office on the second floor of the property.

Brooklyn is ubiquitously known for being the fourth largest city in all of America. Borough Park offers a rich cultural experience as the area is known for its diverse demographic. Some of Brooklyn's top museums and attractions, including the Brooklyn Museum and Brooklyn Botanic Garden.



Property Overview

Address	1208-1210 McDonald Avenue
Neighborhood	Borough Park
Zip Code	11230
Block and Lot	05464-0044
Lot Dimensions	20' x 100'
Lot Square Feet	3,900
Tax Class	4
Zoning	M1-2

Building Metrics

Building Dimensions	39' x 65'
Building Square Feet	5,677
Retail Square Feet	5,677
Stories	2
Built FAR	1.46
Buildable	2,106

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Building Expenses

Property Taxes	\$48,670
Water and Sewer	O.O.
Electric	O.O.
Insurance	\$5,000
Fuel	Submeter
Repairs / Maintenance	O.O.
Super / Payroll	O.O.
Total Expenses	TBD

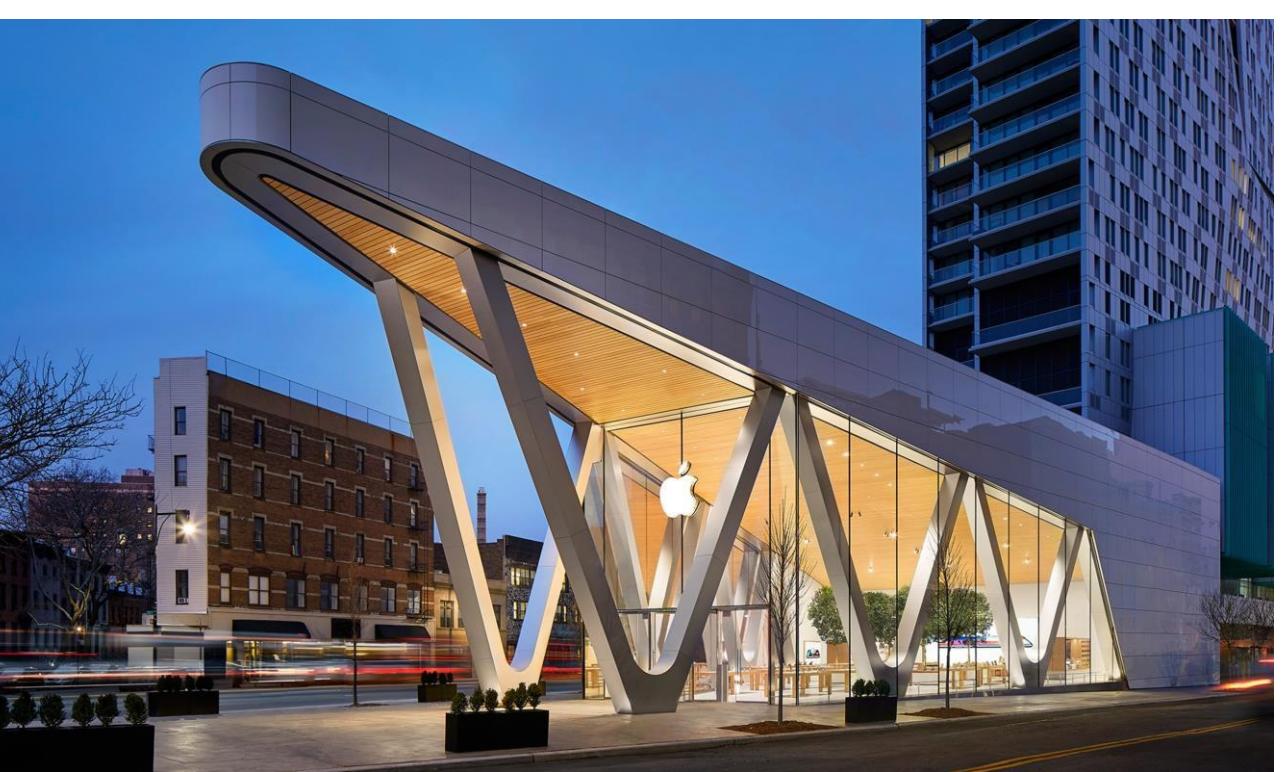
Projected Rent Roll

Unit	Type	Approx. SF	Current	Proforma	Notes
Commercial	Retail	2,839	Self-Occupied	\$9,463	Ground Floor Retail
Commercial	Office	2,838	Self-Occupied	\$7,805	Office Open Layout

	Current	Proforma
Gross Monthly	Self-Occupied	\$ 17,268
Gross Annual Revenue	Self-Occupied	\$ 207,216

Sale Comps

Address	Building Class	Units	Sale Date	Sale Price	Building SQFT	Price Per SF	Price Per Unit
1625 McDonald Ave	Retail	2	12/5/25	\$5,100,000	7,226	\$706	\$2,550,000
2060 McDonald Ave	Retail	2	12/5/24	\$2,700,000	3,000	\$900	\$1,350,000
692 McDonald Ave	Retail	1	1/15/26	\$6,836,310	520	\$604	\$6,836,310
1675 63rd St	Retail	2	10/15/24	\$10,570,375	16,480	\$641	\$5,285,188
1679 62nd St	Retail	1	10/1/24	\$1,185,000	2,000	\$593	\$1,185,000
Average				\$5,278,337		\$689	\$3,441,300





Broker Contact Information

Samuel M. Silverman
Real Estate Salesperson

C: 718.674.5089
Email: Samuel@SLRGRP.com
433 Broadway
New York, New York 10013

Richard M. Silverman
Real Estate Salesperson

C: 201.204.8258
Email: Richard@SLRGRP.com
433 Broadway
New York, New York 10013