

# 556 6<sup>th</sup> Ave, aka 236 16<sup>th</sup> St., Brooklyn, NY 11215



Michael Sabin, Associate Broker  
Townsley & Gay LLC  
Cell: 917 975-7491  
Email: msabin612@gmail.com

## Mixed Use Corner Property with 3 Car Garage Price \$1,925,000.

Lot Size: 20' x 75'

Building Size: 20'x 45'

FAR/Max FAR: 1.2/2

GBA: 1800 sf

Building Class S1: Single Family plus Store or Office

Excellent opportunity to invest or live and collect income- plus parking!

Easy income property with 900 sf per floor plus \*attic, totaling 1800 sf.

(\*attic is not included in GBA).

The first floor store is currently occupied by a local market and the 2<sup>nd</sup> level comprises a two bedroom apartment. The garage spaces are rented to a local contractor.

### Current Annual Income:

Store:	\$40,644- (in year 5 of a 7-year lease, with 5 yr option)
1 Residential Unit:	\$40,800- (Tenant pays heat & hot water) – No Lease
3 Car Garage:	\$21,000.- No Lease
<u>Total:</u>	\$102,444

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The current monthly rent for the store is \$3,387. See below Lease Rider excerpt.

The store pays 40% of the increase in real estate taxes over the base year (2020). Store also pays 50% of the actual annual water/sewer bill.

The current monthly rent for the residential unit is currently \$3,461 (additionally the tenant reimburses the landlord for cost of heat and hot water- approximately \$3,000. per year).

The current monthly rent for the 3 car garage is \$1,750.

## Additional Expenses:

### Gross Annual

Taxes: \$6,213

Insurance: \$8,877

Water: \$6,000

Total: \$21,090

Other: Oil Heat

200 Amp Svc

## LEASE RIDER – RENT SCHEDULE

RIDER TO LEASE DATED: September , 2020  
STORE PREMISES: Commercial Store, 556 6<sup>th</sup> Avenue, Brooklyn, NY 11215  
LANDLORD: 556 Sixth LLC  
TENANT: PARK SLOPE BEER & MARKET PLACE INC

This rider shall be deemed incorporated in the printed portion of this lease and where there is a discrepancy between the terms of the rider and the printed terms of the lease, the language of the rider shall prevail.

1. The base rent shall be paid as follows:

Year	Annual Rent	Monthly Rent
1	\$37,200	\$3,100
2	\$37,200	\$3,100
3	\$38,316	\$3,193
4	\$39,468	\$3,289
→ 5	\$40,644	\$3,387 ←
6	\$41,868	\$3,489
7	\$43,116	\$3,593

2. There is an option period which is only exercisable if Tenant is not in default during the least term nor at the time of exercising of the option. To exercise the option, Tenant must give Landlord 180 days prior written notice, before the Lease end date.

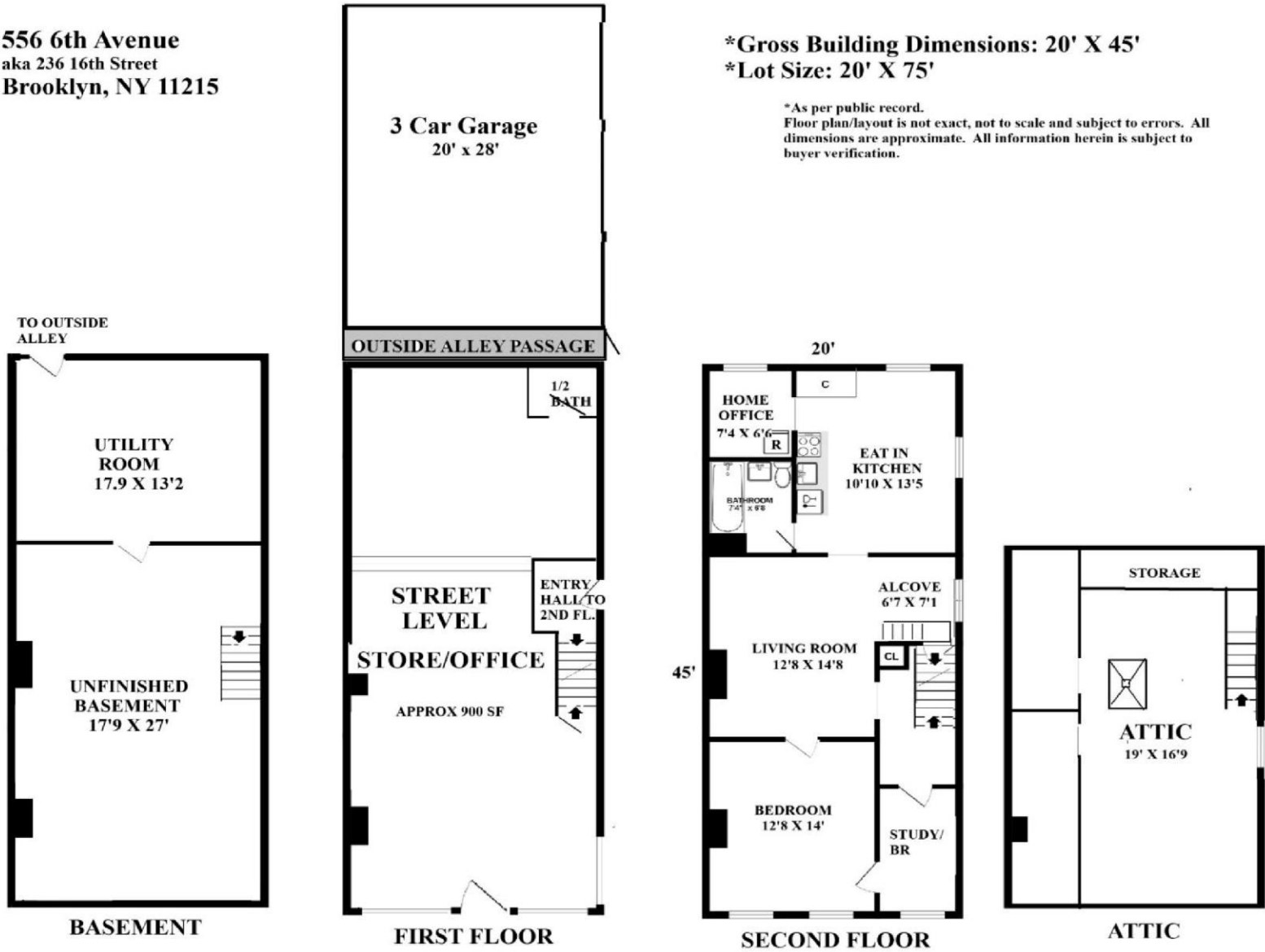
Option period:

Year	Annual Rent	Monthly Rent
8	\$48,000	\$4,000
9	\$49,440	\$4,120
10	\$50,928	\$4,244
11	\$52,452	\$4,371
12	\$54,024	\$4,502

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FLOOR PLAN

556 6th Avenue  
aka 236 16th Street  
Brooklyn, NY 11215



Note: All information herein is subject to buyer verification. All expenses are approximate, your actual expenses may vary. Lot size, building dimensions, GLA and FAR are as per public record.