



TRI STATE  
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REAL ESTATE EXPERTS

1888-GOT-HURT  
Accident Attorneys

For Sale



# Two Story Building with 3 Commercial Spaces for Sale

3,500 SF • 3 Units

455 Utica Ave • Brooklyn • NY

Offered at **\$1,750,000**

**Shlomi Bagdadi**  
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## Location Overview

Located in the East Flatbush neighborhood of Brooklyn on Utica Ave Between East New York Ave & and Maple St near the Crown Heights - Utica Ave subway station.

Nearest Transit: 2,3, 4, & 5 trains at Crown Heights - Utica Ave and the B46, B17, B46, & B12 bus lines.

Nearby tenants include KFC, White Castle, Island Burger, Crunch Fitness, Wendy's, Metro by T-Mobile, Utica Car Wash, Family Dollar, Utica Family Dentistry, Sea Kings Steam and Fry Seafood Inc, Utica Wines and Liquors, Raffy's Super Deli Grocery, Brooklyn Wing House, Dunkin', and more!

## Main Highlights

- ▶ Two story building
- ▶ 3 units
- ▶ 1 commissary kitchen
- ▶ 2 law firms with 2 different specialties
- ▶ The ground floor can be delivered vacant



**3,500 SF**

Total Building Size



**1,917 SF**

Lot Size



**3**

Number of Units



**6.32%**

Cap Rate



**C8-2**

Zoning

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# Additional Photos

455 Utica Ave, Brooklyn, NY 11203



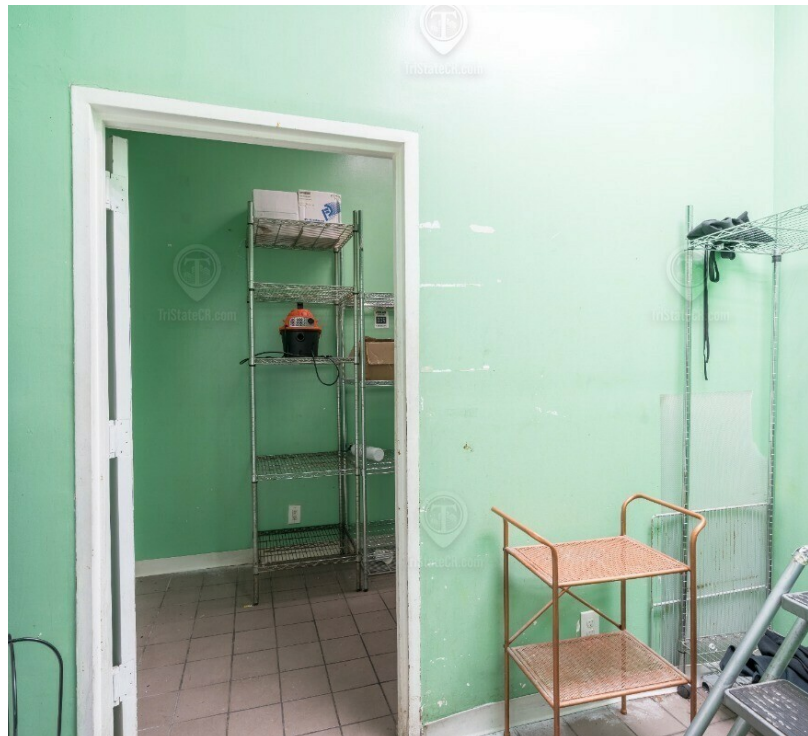
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## Income Statement Summary

### Current Rent Roll Breakdown

Tenant	Unit	Sq Ft	Lease Term		Actual Base Rent		
			From Date	To Date	Per Mo.	Per Yr.	Per SF
Genuine Food	Retail	2,000	01/01/19	1/31/24	\$7,103	\$85,236	\$43
Levine & Wiss PLLC	Office A	800		M2M	\$2,704	\$32,448	\$41
Washington LAw Firm	Office B	700	01/01/20	12/31/24	\$1,669	\$20,028	\$29
<b>Totals</b>		<b>3,500</b>			<b>\$11,476</b>	<b>\$137,712</b>	<b>\$112</b>

### Actual Revenues:

Actual Base Rent	\$137,712
Misc property income	\$3,919
<b>Total Revenues</b>	<b>\$141,631</b>



### Operating Expenses

Insurance	\$4,000
Real Estate Taxes	\$27,000
<b>Total Expenses</b>	<b>\$31,000</b>

Purchase Price

**\$1,750,000**

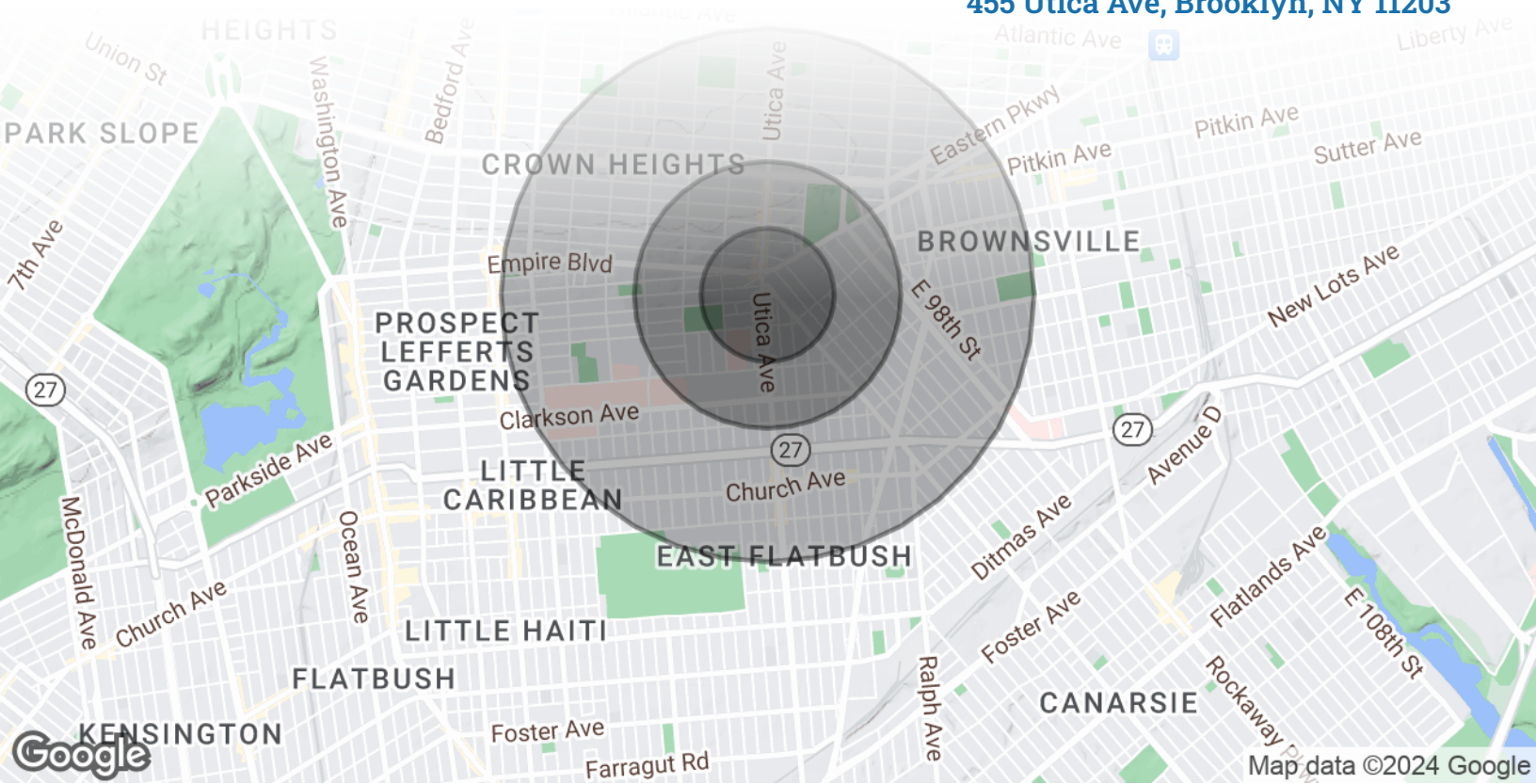
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# Area Demographics

455 Utica Ave, Brooklyn, NY 11203



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,951	45,446	169,350
Average Age	35.9	36.4	37.0
Average Age (Male)	33.6	33.5	34.8
Average Age (Female)	38.2	39.3	39.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,386	18,707	72,593
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$60,579	\$61,707	\$60,339
Average House Value	\$487,201	\$517,865	\$484,319



**169,350**

People within 1 Mile




**\$60,339**

Avg Household Income

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