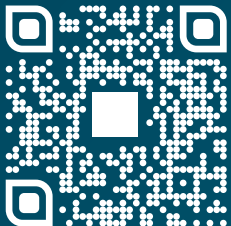




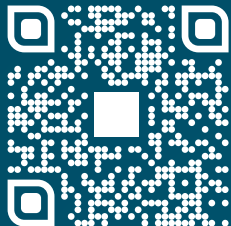
245 NOSTRAND AVENUE

Bed-Stuy, Brooklyn

**RETAIL CONDO
FOR SALE**



Video Tour



Virtual Tour



SPACE HIGHLIGHTS

AVAILABLE SPACE	LOCATION
Ground Floor (Retail) - 1,200 SF Lower Level (Storage) - 800 SF	Nostrand Avenue & Kosciuszko Street
CEILING HEIGHT	FRONTAGE
12 FT	15 FT
DIMENSIONS	ZONING
20 FT x 60 FT	R6A
OCCUPANCY	ASKING PRICE
Immediate	\$1,300,000
DESCRIPTION	HIGHLIGHTS
Ground Floor Retail + Lower Level = 2,000 SF Total. Easily a 5-cap with tenant, located on Nostrand Avenue--a high traffic street / commercial corridor in Bed Stuy.	<ul style="list-style-type: none"> • Asking Rent - \$5,417/Month • New Building • Includes Finished Lower Level • Backyard • Outdoor • HVAC

BED-STUY BROOKLYN

245 NOSTRAND AVE

PROJECTED INCOME, EXPENSE, & CAP RATE

SIZE (RSF)
2,000
MARKET RENT (PSF)
\$32.50
TOTAL REVENUE
\$65,000

PROJECTED TAXES (\$/YR)
\$5,000 <i>(pass-through)</i>
MAINTENANCE COST (\$CAM/YR)
\$5,000 <i>(pass-through)</i>
TOTAL TAX & OPEX
\$10,000 <i>(pass-through)</i>

NET OPERATING INCOME	\$65,000
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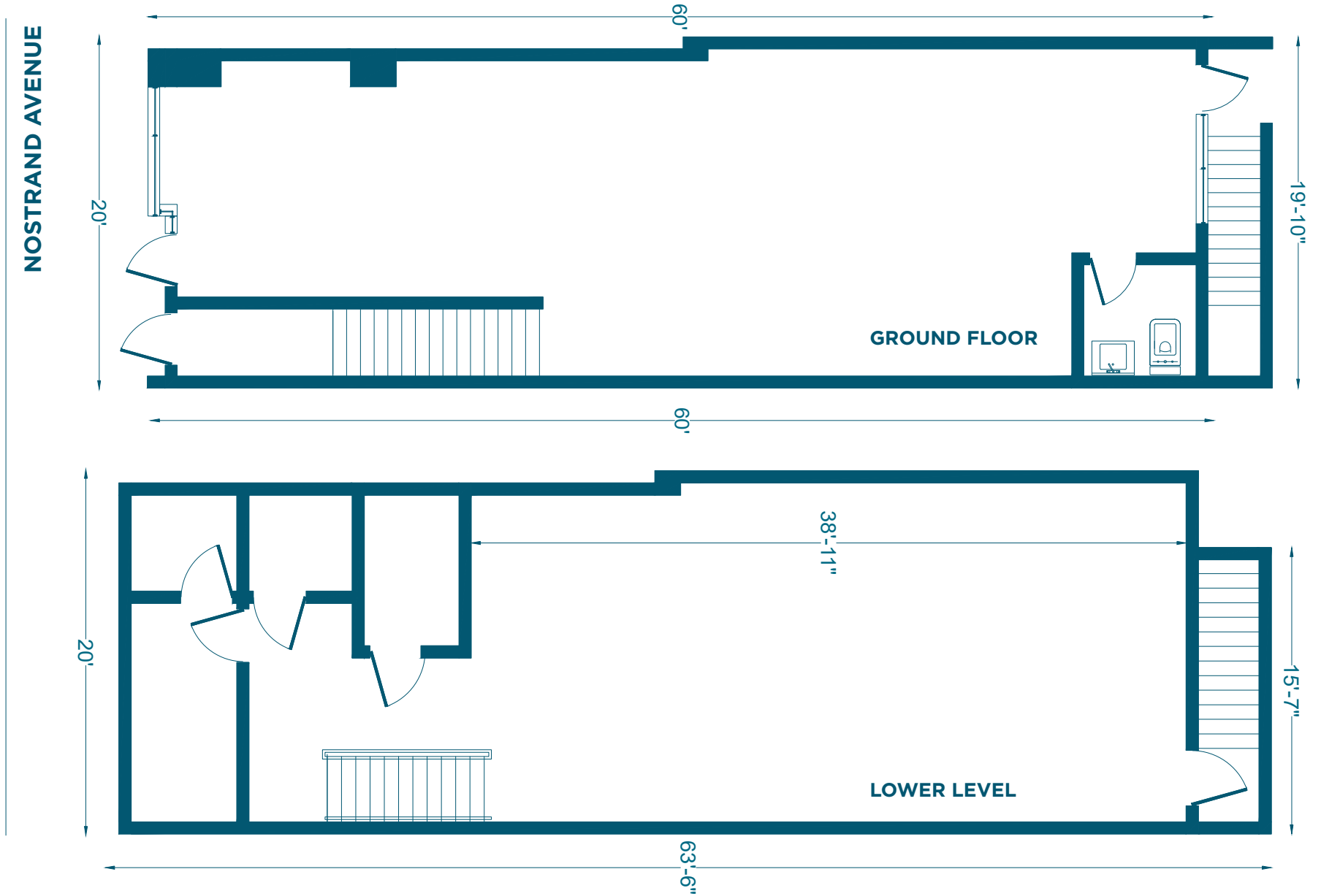
TOTAL COST	\$1,300,000
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CAP RATE	5.0%
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BED-STUY BROOKLYN

245 NOSTRAND AVE

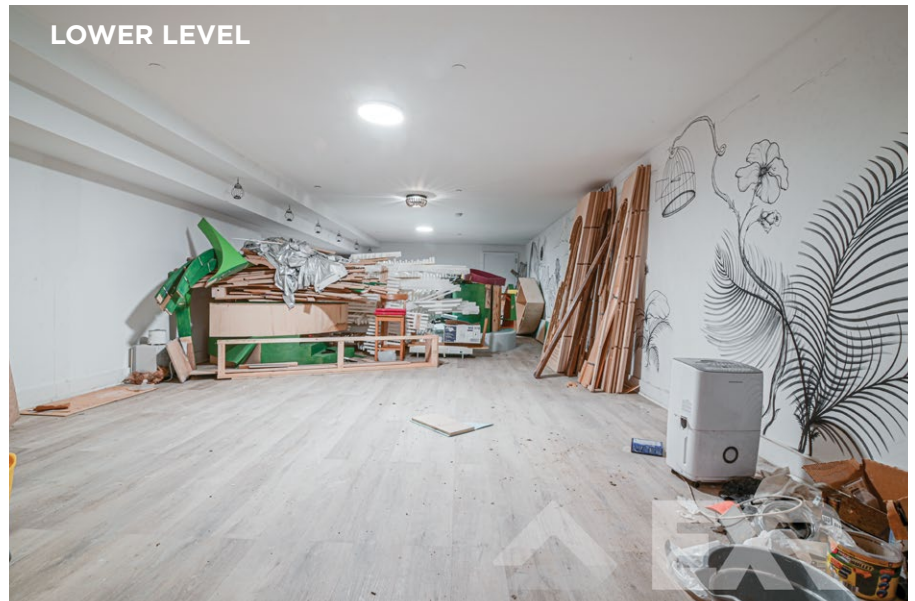
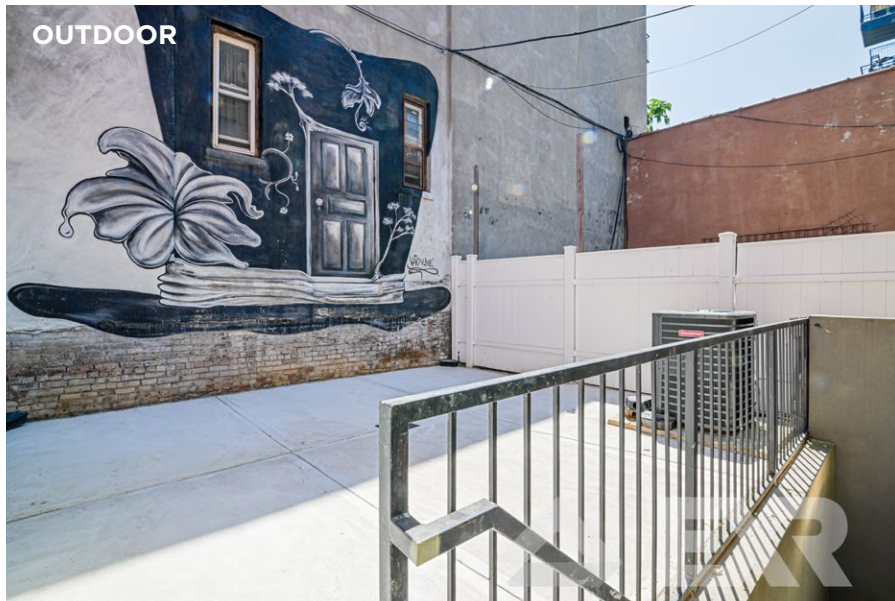
FLOORPLANS & DETAILS



BED-STUY BROOKLYN

245 NOSTRAND AVE

EXISTING CONDITION



NEIGHBORHOOD DEMOGRAPHICS



195,457

POPULATION
WITHIN 1-MILE
RADIUS



35 Yrs

AVERAGE
POPULATION
AGE



14.01%

POPULATION
GROWTH
SINCE 2010



\$95,155

AVERAGE HHI
WITHIN 1-MILE
RADIUS



5,071

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1.6 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

BED-STUY BROOKLYN

245 NOSTRAND AVE

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

- Samurai Papa
- Post Bar
- Cpt. Dan's Good Time Tavern
- Swell Dive
- Little Roy Coffee Co.
- Singers
- Baron's
- Brae Accounting LLC
- On Dekalb by BK Yoga Club
- Pilar Cuban Eatery
- Greenberg's Bagels Bed Stuy
- Meet Me On TV Now
- Smaak Car Service
- Sugar Hill Restaurant & Supper Club
- Cabs Housing Development Fund
- Brooklyn Kolache
- The Home Depot
- Ps 256 Parent Association Basement
- Tabernacle Daycare Center Inc
- Dept. of Culture
- Paul's

TRANSPORTATION

- 3 Min Walk at Bedford-Nostrand Avenues (0.1 mi)
- 9 Min Walk at Myrtle-Willoughby Avenues (0.4 mi)
- 10 Min Walk at Classon Avenue (0.5 mi)
- 14 Min Walk at Nostrand Avenue (0.7 mi)
- 18 Min Walk at Franklin Avenue (0.9 mi)



BED-STUY BROOKLYN

245 NOSTRAND AVE

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