



Commercial For Sale | Retail | Street Retail

9623 Avenue M . Brooklyn , NY 11236

Brooklyn Income producer - 4 family plus storefront & billboard sign

Listing Info

Listing ID: 2567
Available

Posted: 12/30/2020 11:37 pm | On HOMEiZ: 1217 days | Updated: 3 years ago | Views: 1087

For Sale

Location Map

Price
Undisclosed

Property Type

Listing Presented
by

Property status	Available
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Property Price

Asking Price	\$1500000 Price Undisclosed
Total Lot Size	3,050.00 Sq. Ft.
Asking Price per Sq. Ft.	\$1471
Total Building Size Sq. Ft.	1020
Commission Split %	1%
Cap Rate %	8%
Gross Annual Income	\$98400

Net Operating Income	\$120000
Gross Rent Multiplier	15.00
Annual Property Tax Rate for this property	7338%
Property tax total amount	\$7338

Property Location & Description

Listing Headline	Brooklyn Income producer - 4 family plus storefront & billboard sign
Property Description	<p>East 90's Canarsie Brooklyn. Totally NEWLY renovated from top to bottom in November 2019 to January 31 2020 LEGAL 3 family & store! Fully detached ALL brick building with full finished basement! 5 room apartment (2 bedroom EACH apartment unit) each 3 family! Plus Beauty salon Store front approx. 600 sq ft (20 ft wide frontage) & Huge FINISHED basement! Lot 30.5 ft x 100 ft & building size 20 ft x 51 ft New roof, siding, boiler & much more! 5 income producing plus billboard sign! Low Real Estate Taxes! Will not last! Cap rate 6% High traffic area & near all buses –Next to Minutes to Manhattan express bus, Canarsie pier & more! Start collecting your rent!! Call 347-526-5131 ONLY Income: 2nd floor Front \$ 1,500.00 month (1 bedroom-NO LEASE)2nd floor Back \$ 1,500.00 month (1 bedroom-NO LEASE) Storefront: Beauty Salon \$ 2,000.00 a month (March 2025) 1st floor Rear \$1,700.00 a month (May 2021) Basement- Super \$ 1,000.00 month Storage Billboard sign \$ 500.00 =\$ 8,200.00 a month = \$98,400 yearly income! call 347-581-9506 FOR SALE BY OWNER</p>
Location Description	Near bus stop busy retail area & Rockaway parkway
Occupancy %	100%
Construction Type	Brick Building

No. Stories	2
Year Built	1931
Overall Property Condition	Excellent
Highlights	Totally newly renovated in 2019
	New roof
	New electrical & Plumbing & walls
	Tenants are month to month

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	None
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Investment Overview

Type of use	Investor
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Energy Efficiency

Energy Star Certified	No
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	Don't Know
Natural daylight	Yes
Appliances energy efficient	Don't Know
Roof	Yes

Neighborhood lifestyle

More information

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