

22 UNIT BUILDING FOR SALE



1191 OCEAN AVE, BROOKLYN, NY 11230



PROPERTY DETAILS

LOCATION INFO

BTW GLENWOOD RD &
FARRAGUT RD

NEIGHBORHOOD

MIDWOOD

BLOCK & LOT

05241-0013

ZONING

R7A

PROPERTY TAX

\$3,040

SIZE

LOT - 4,675 SF (42.5' x 110')

BUILDING - 22,916 SF (42' x 58')

ASKING PRICE

\$9,199,000.00

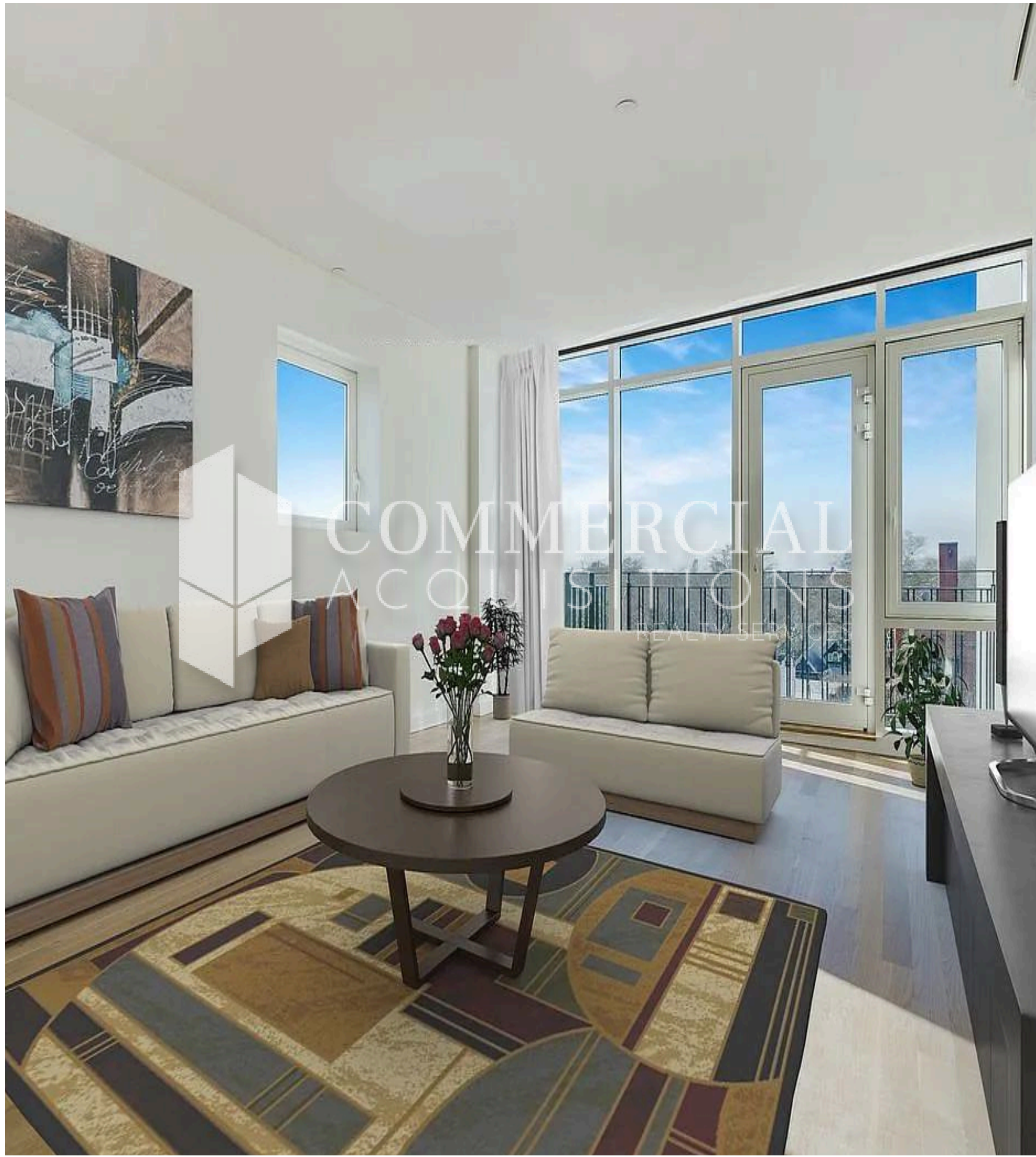
CONTACT EXCLUSIVE BROKERS

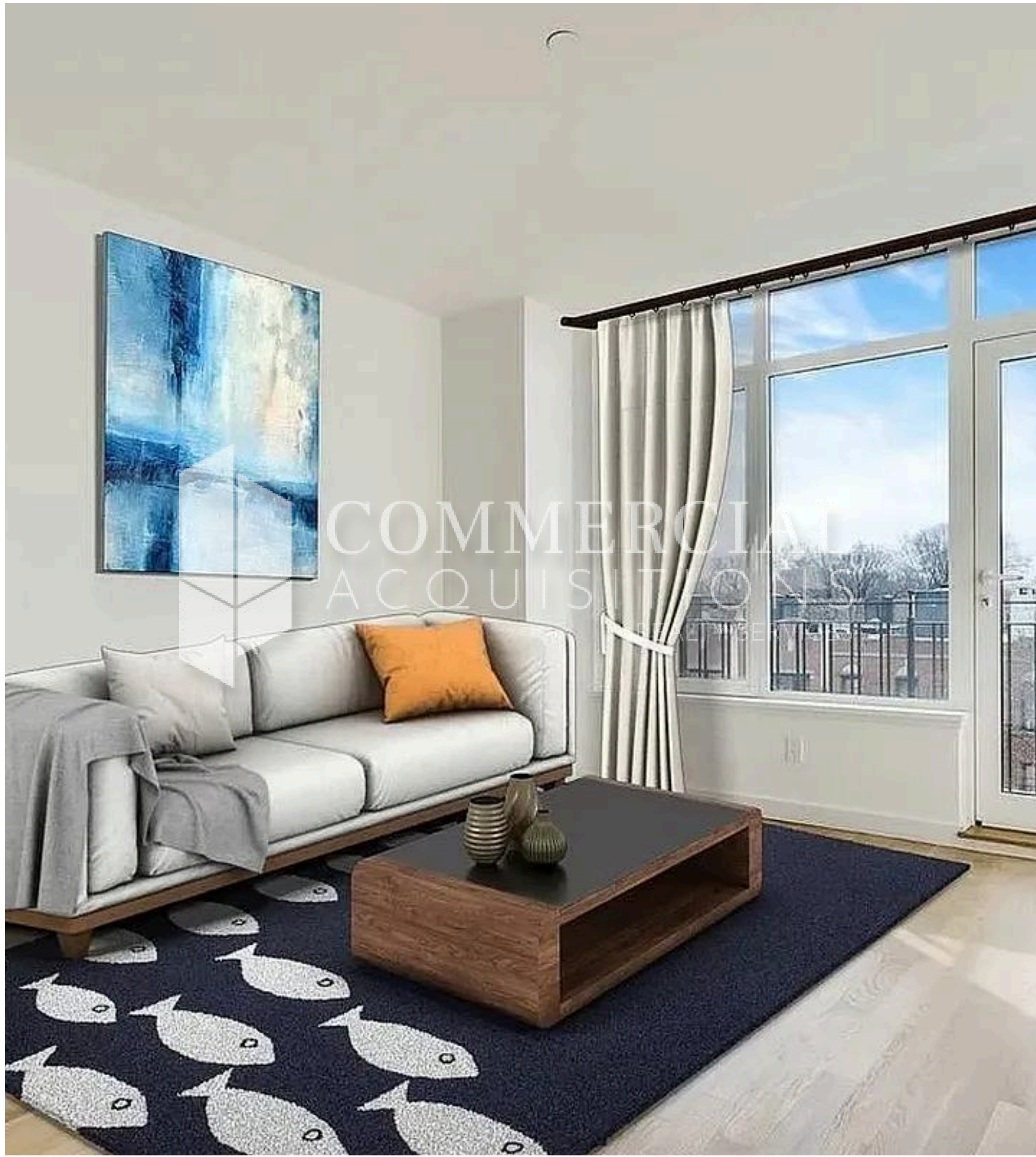
ARSEN ATBASHYAN

718-517-8700

ARSEN@COMMERCIALACQ.COM

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**









INCOME

ANNUAL

RENT (22 UNITS)

\$714,228

LAUNDRY

\$3,600

TOTAL

\$717,828

EXPENSES:

WATER

\$10,526

CON ED

\$19,234

GAS

\$4,110

TAXES

\$3,040

ADMIN

\$3,000

INSURANCE

\$13,026

MAINT & REPAIR

\$56,175

TOTAL

\$109,111

GROSS ANNUAL INCOME

\$714,228

LESS EXPENSES

\$109,111

NET OPERATING INCOME

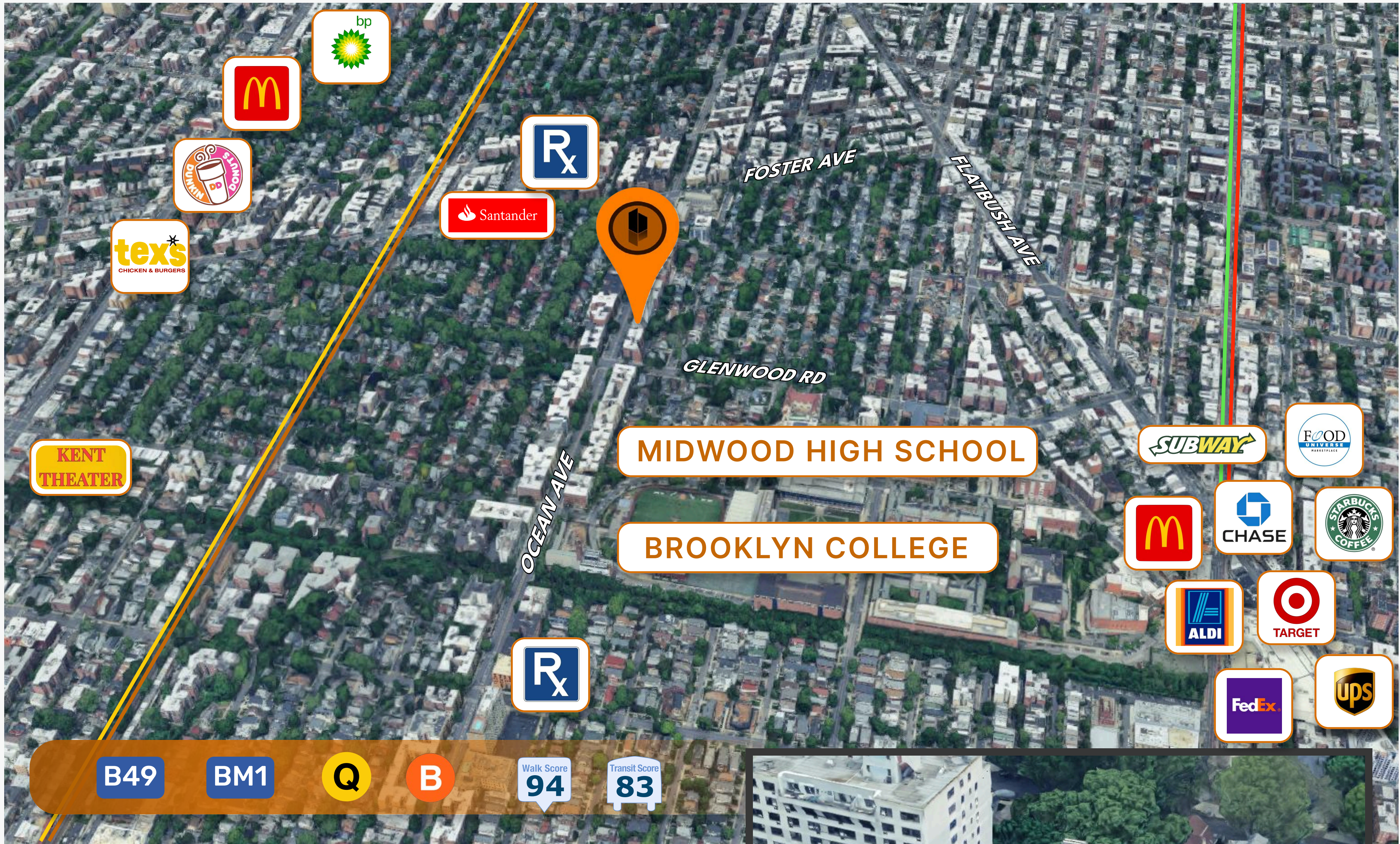
\$605,117

ASKING PRICE

\$9,199,000.00

6.58% CAP

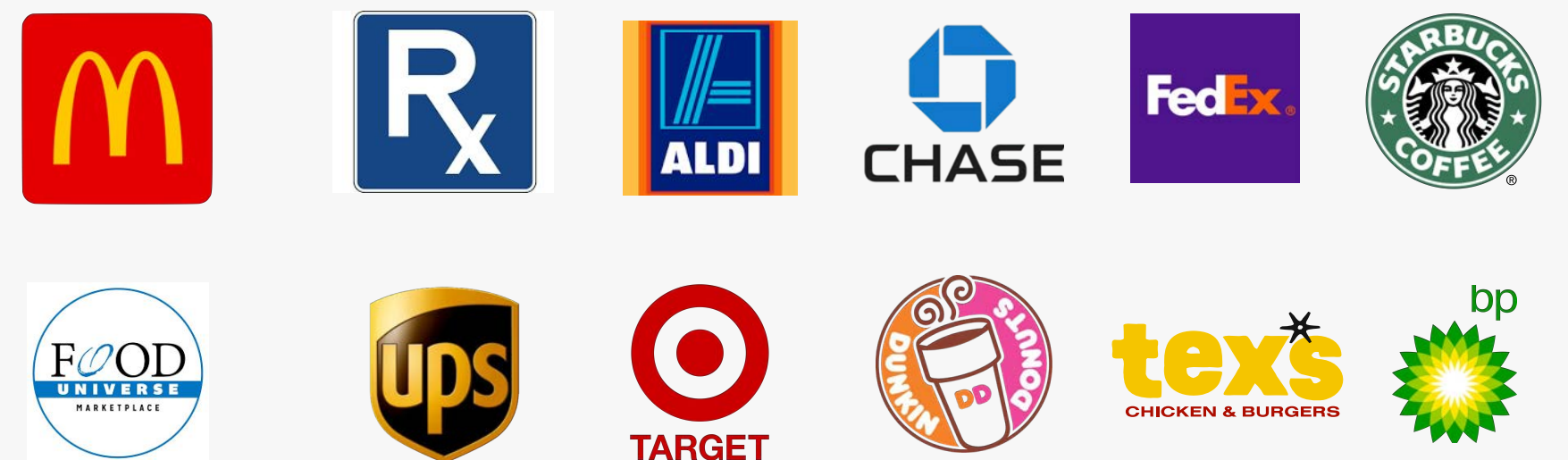
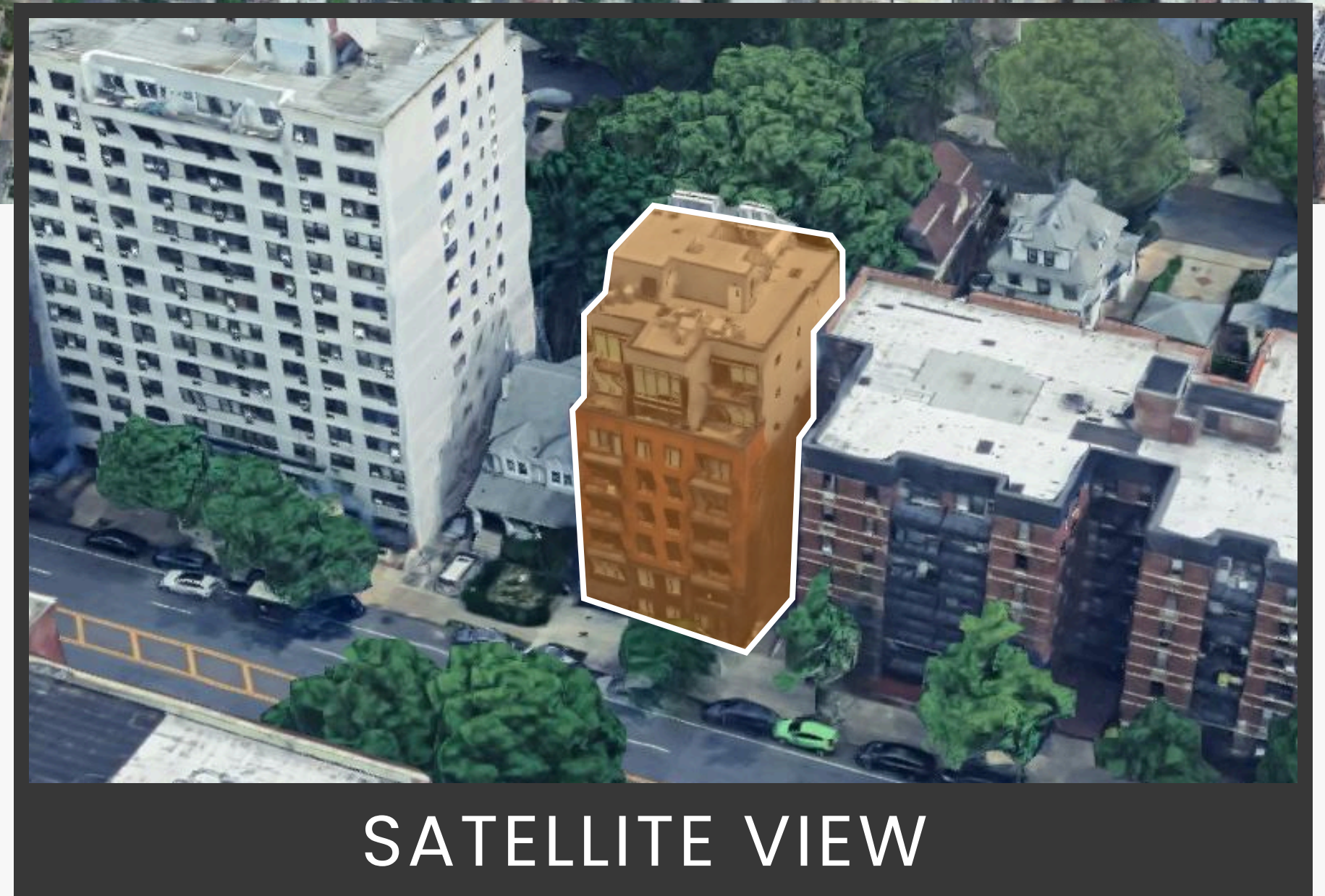




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NY 11230

PROPERTY COMMENTS

- 42' FRONTAGE
- BUILT IN 2017
- 8 STORIES BUILDING AND 22 UNITS
- 9 - (2 BD), 11 - (1 BD), 1 - (STUDIO), 1 (2 BD DUPLEX)
- TAX ABATEMENT EXPIRES JUNE 2033
- ELEVATOR BUILDING
- PRIVATE REAR COURTYARD
- CLOSE TO PUBLIC TRANSPORTATION



CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN
917-939-3760
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