

For Sale

6-Unit Building For Sale in Ridgewood
367 86th Street Brooklyn, NY 11209



LOCATION DESCRIPTION

Bay Ridge is a neighborhood in the southwest corner of the New York City borough of Brooklyn. It is bounded by Sunset Park to the north, Dyker Heights to the east, the Narrows and the Belt Parkway to the west, and Fort Hamilton Army Base and the Verrazzano-Narrows Bridge to the south. The section of Bay Ridge south of 86th Street is sometimes considered part of a sub-neighborhood called Fort Hamilton.

PROPERTY HIGHLIGHTS

- Prime Location in Bay Ridge
- All-Brick Building
- 6-Family Property
- Building Size: 5,100 Sq. Ft.
- Full Finished Basement

OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Units:	6
Lot Size:	3,003 SF
Building Size:	5,100 SF
NOI:	\$54,534.00
Cap Rate:	4.54%

Joseph Giordano

(917) 650-2647

giordano@myny.realestate

74285th Avenue

Brooklyn, NY 11209

MYNY

For Sale

6-Unit Building For Sale in Ridgewood
367 86th Street Brooklyn, NY 11209



PROPERTY DESCRIPTION

Prime Bay Ridge Location – 86th Street between 3rd and 4th Avenue

This all-brick, six-family building in the highly desired Bay Ridge neighborhood presents an exceptional investment. Featuring five two-bedroom apartments and one one-bedroom apartment, plus a full basement, this property offers flexible living arrangements with consistent rental income potential. The building itself measures 20 x 85 feet, situated on a 20 x 150-foot lot, providing ample space and enhancing its appeal. Bay Ridge's charm is further highlighted by nearby parks that offer a wealth of outdoor and recreational activities. Just one block from bustling shopping, dining, and entertainment options, this property is ideally located half a block from public transportation, including the R train and multiple bus lines, making commuting a breeze. The property is also conveniently accessible to the Belt Parkway, Brooklyn-Queens Expressway, and Verrazano Bridge, ensuring smooth commutes across the city.

Additionally, diverse dining options, shopping centers, grocery stores, and transportation hubs are all within close reach, making this an unbeatable location for tenants and investors alike. This is a good opportunity to own a solid, income-generating asset in one of Bay Ridge's most vibrant and desirable neighborhoods



Joseph Giordano
(917) 650-2647
giordano@myny.realestate
74285th Avenue
Brooklyn, NY 11209



For Sale

6-Unit Building For Sale in Ridgewood
367 86th Street Brooklyn, NY 11209

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
1F Vacant	1	1	\$1,500	-	-
1R	2	1	\$900	-	-
2F	2	1	\$978	\$1,650	-
2R	2	1	\$1,461	-	-
3F	2	1	\$1,700	-	-
3R	2	1	\$1,596	-	-
TOTALS			\$8,135	\$1,650	\$0.00
AVERAGES			\$1,356	\$1,650	

Joseph Giordano
(917) 650-2647
giordano@myny.realestate
74285th Avenue
Brooklyn, NY 11209



For Sale

6-Unit Building For Sale in Ridgewood
367 86th Street Brooklyn, NY 11209

INVESTMENT OVERVIEW

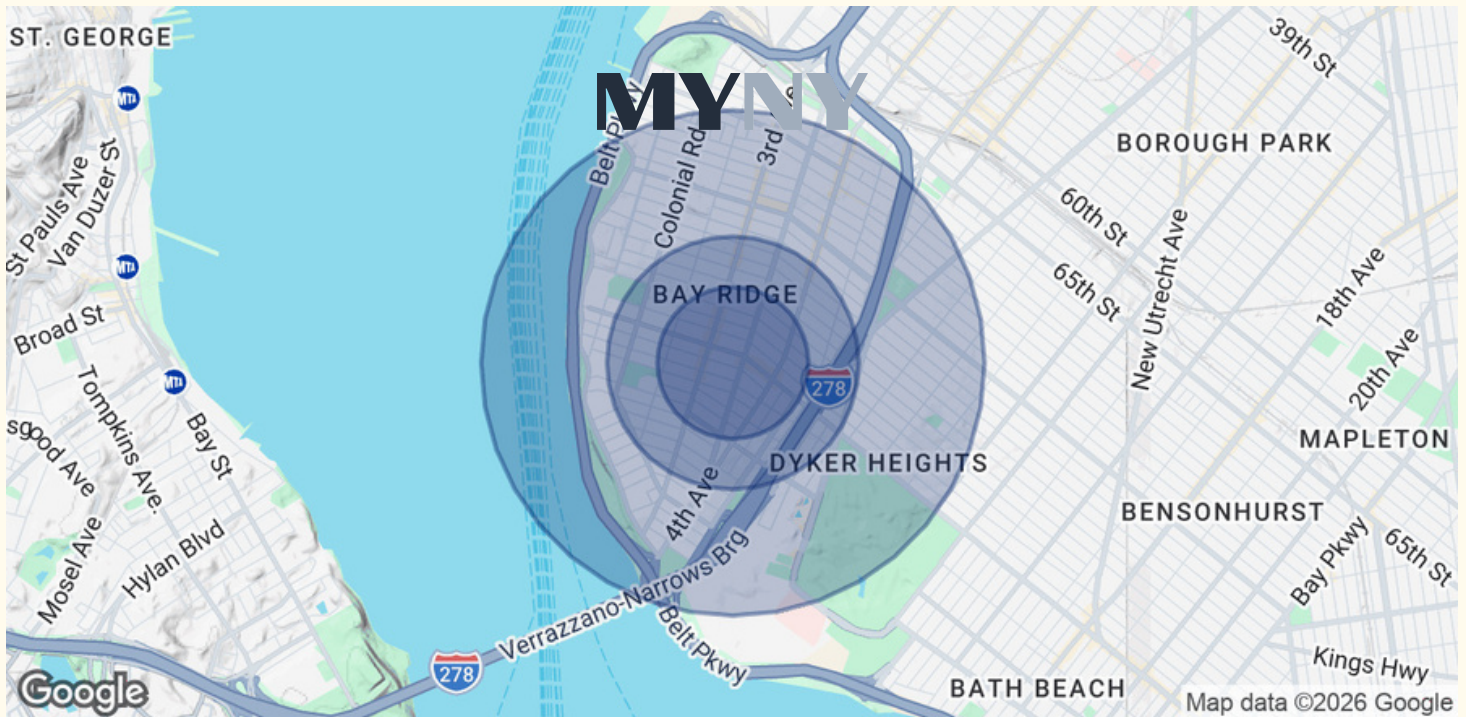
Price	\$1,200,000
Gross Income	\$97,620
Operating Expenses	\$43,086
Net Operating Income	\$54,534
CAP Rate	4.54%

Joseph Giordano
(917) 650-2647
giordano@myny.realestate
74285th Avenue
Brooklyn, NY 11209



For Sale

6-Unit Building For Sale in Ridgewood
367 86th Street Brooklyn, NY 11209



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	9,072	31,091	86,102
Average Age	40	41	42
Average Age (Male)	39	40	40
Average Age (Female)	41	42	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,747	13,015	35,111
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$111,794	\$121,978	\$126,200
Average House Value	\$1,208,420	\$1,149,029	\$1,127,312

2020 American Community Survey (ACS)

Joseph Giordano
(917) 650-2647
giordano@myny.realestate
74285th Avenue
Brooklyn, NY 11209



For Sale

6-Unit Building For Sale in Ridgewood
367 86th Street Brooklyn, NY 11209



JOSEPH GIORDANO

Vice President

giordano@myny.realestate

Direct: (917) 650-2647 | Cell: (917) 650-2647

PROFESSIONAL BACKGROUND

Joseph Giordano began his highly-successful real estate career in 1986 and joined Coldwell Banker Reliable Residential & Commercial in 2012. Thereafter, in five short years, Joseph managed to become one of the top agents at his firm. With more than three decades of experience as a professional in the real estate industry, Joseph offers his clients a wealth of unparalleled knowledge and strategies to successfully execute a broad range of residential, investment and commercial real estate sales. Joseph specializes in residential & commercial real estate deals including the sale and lease of multi-family properties, vacant land, development sites, investment properties, luxury properties, single family, and condos. He has repeatedly raised the bar in providing exemplary customer service to his clients by making himself readily available at all times to resolve any and all of his client needs related to the real estate process. As a confident entrepreneur and businessman for more than 30 years, Joseph Giordano has acquired the necessary skills to negotiate and close the most complex and difficult deals. Understanding the importance of showcasing properties, Joseph offers his clients the full advantage of benefits and resources Coldwell Banker Reliable has to offer. In particular, he uses Coldwell Banker's huge national network and advanced marketing strategies and tools to further the interests of his clients by exposing his clients' properties to a wide range of potential buyers that the property would not otherwise be exposed to. Ultimately, Joseph knows how to get things done. He represents his clients with honesty, integrity and with the utmost diligence. Buying and selling your property is a complex process. Meet with Joseph today to learn more on how to professionally market your property to get the best deal possible. Joseph will readily organize a team of professionals that will get you to the closing table immediately. In the meantime, Joseph's services will include detailed progress reports on the status of the sale of your property. He is motivated in gaining a friend with every real estate transaction and be your personal agent for life! Give him a call to get a proper evaluation of your property.

Joseph's Awards

Ranked #1 Top Producer Coldwell Banker Reliable 2017-2026 International President's Elite Award

Real Trends 2022 America's Best Realtor Ranked Top 1.49% of more than 1.6 Million licensed Realtors

MYNY COMMERCIAL

74285th Avenue
Brooklyn, NY 11209
718.921.3100

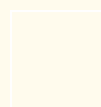
Joseph Giordano

(917) 650-2647

giordano@myny.realestate

74285th Avenue

Brooklyn, NY 11209



MYNY