

OFFICE BUILDING FOR SALE

8746 20TH AVENUE, BROOKLYN NY 11214



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

PROPERTY DETAILS

CROSS STREETS

BTW 20TH AVENUE & BATH AVE

NEIGHBORHOOD

BATH BEACH

LOT SIZE

LOT - 40 FT X 84 FT

BUILDING SIZE

16,489 SF

BLOCK & LOT

6408-044

ZONING

R5, C1-2

PROPERTY TAXES

\$136,134.00

COMMENTS

- CENTRAL A/C
- ELEVATOR BUILDING
- HIGH CEILINGS
- CLOSE PROXIMITY TO BELT PKWY
- NEWLY BUILT OFFICE BUILDING IN 2018

ESTABLISHMENT TENANTS

- PHYSICAL THERAPY/REHAB
- NORTHWELL HOSPITAL
- PEDIATRIC OFFICE

INCOME

FLOOR	RENT ROLL
SUB-LOWER LEVEL (VACANT - 2,800 SF) - PROJECTED	\$5,850.00
LOWER LEVEL	\$6,355.40
FIRST FLOOR	\$8,745.56
SECOND FLOOR (VACANT - 2,650 SF) - PROJECTED	\$8,850.00
THIRD FLOOR	\$6,895.85
TOTAL INCOME	\$440,361.72

OPERATING EXPENSES

SPRINKLER	\$1,350.00
DEP	\$6,800.00
FIRE DEP	\$4,300.00
CON EDISON	\$7,500.00
SECURITY	\$3,900.00
LIABILITY INSURANCE	\$11,163.00
ELEVATOR	\$3,000.00
RE TAXES (LANDLORD OBLIGATIONS)	\$101,945.64
TOTAL OPERATING EXPENSES	\$139,958.64

NET OPERATING INCOME \$300,403.08

OFFERING PRICE \$6,250,000.00

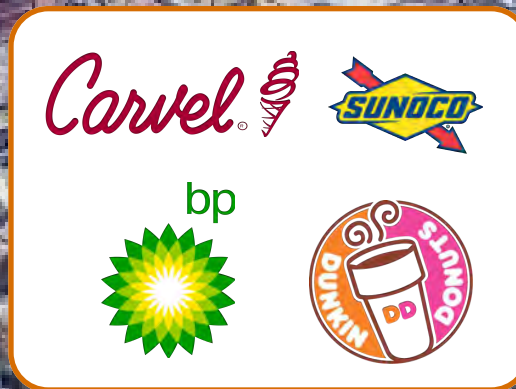
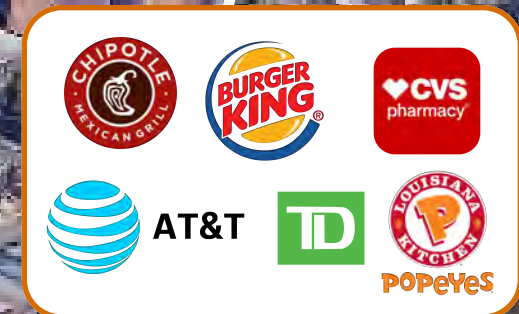
PROPOSED CAP RATE 5.00%

NOTES

- SUB-LOWER LEVEL: VACANT
- PHYSICAL THERAPY: LOWER LEVEL: OCTOBER, 2021 - OCTOBER, 2031 + 5 YR OPTION
- NORTHWELL HOSPITAL: FIRST FLOOR: NOVEMBER, 2023 - OCTOBER, 2028
- SECOND FLOOR: VACANT
- PEDIATRICS: THIRD FLOOR: OCTOBER, 2023 - SEPTEMBER, 2028

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LOCATION OVERVIEW



TRANSPORTATION

B6

B64

B68

B82

D

F

N

Walk Score
94

Transit Score
82

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NEIGHBORHOOD
BATH BEACH



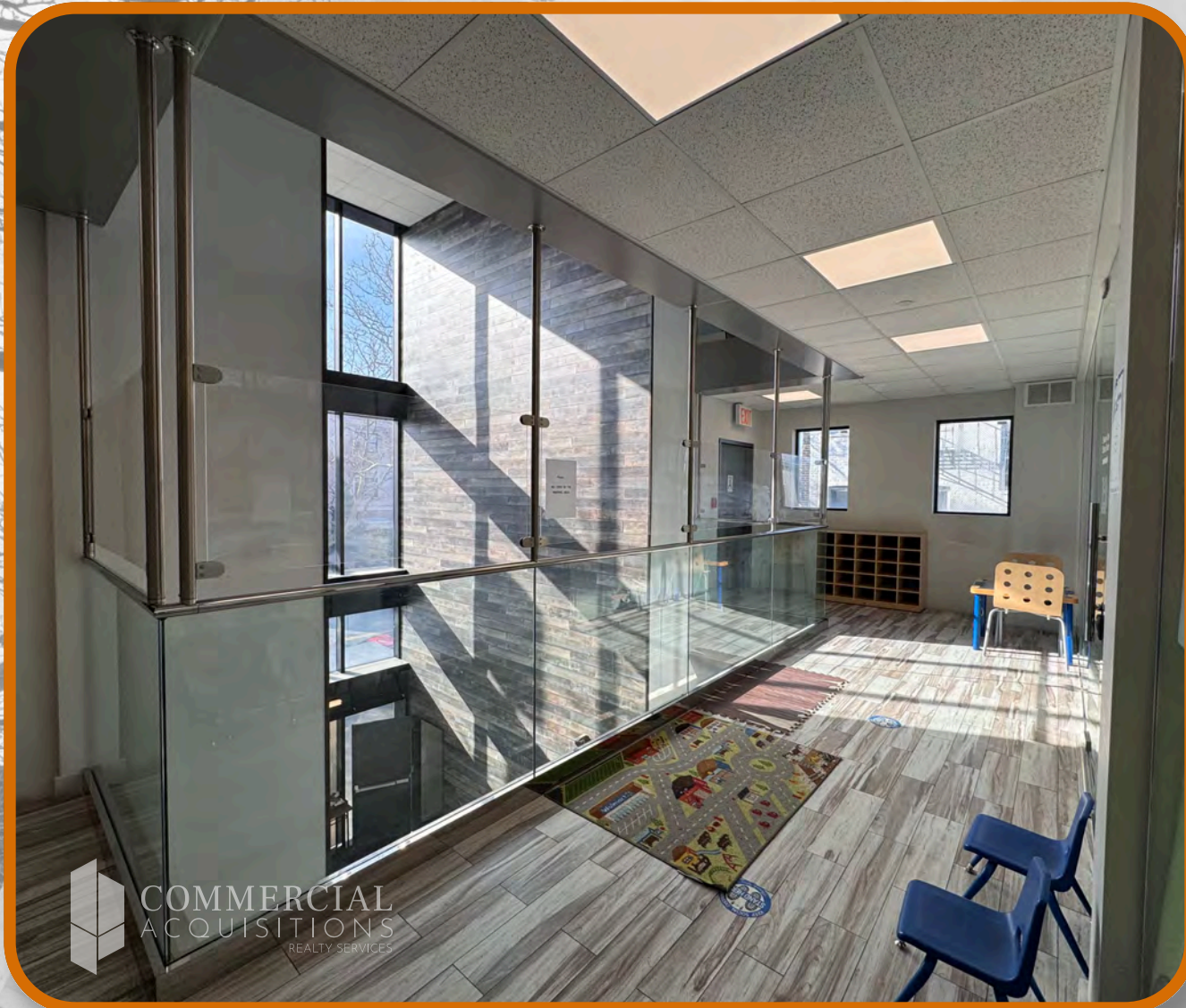
BLOCK & LOT
6408-044



ZONING
R5, C1-2

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PROPERTY PHOTOS



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PROPERTY PHOTOS



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CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

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CO Number: 302215476F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	20	100	E		6	BUSINESS OFFICE,MECH ROOM
SC1	22	OG	E		6	BUSINESS OFFICE,MECH ROOM,SPRINKLER ROOM
001	20	100	E		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY,MECH ROOM
002	20	100	E		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY,MECH ROOM
003	20	100	E		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH FACILITY,MECH ROOM
RO F		100	B-2		6	STAIR,ELEVATOR BULKHEAD,CONDENSING UNITS
ZONING LOT CERTIFICATION RECORDED WITH CITY REGISTER,THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTERS OFFICE EXHIBIT 1 CRFN#2017000428038.EXHIBIT III CRFN#2017000428039.RECREATION ACTIVITIES ON ROOF PROHIBITED.						
END OF SECTION						



Borough Commissioner

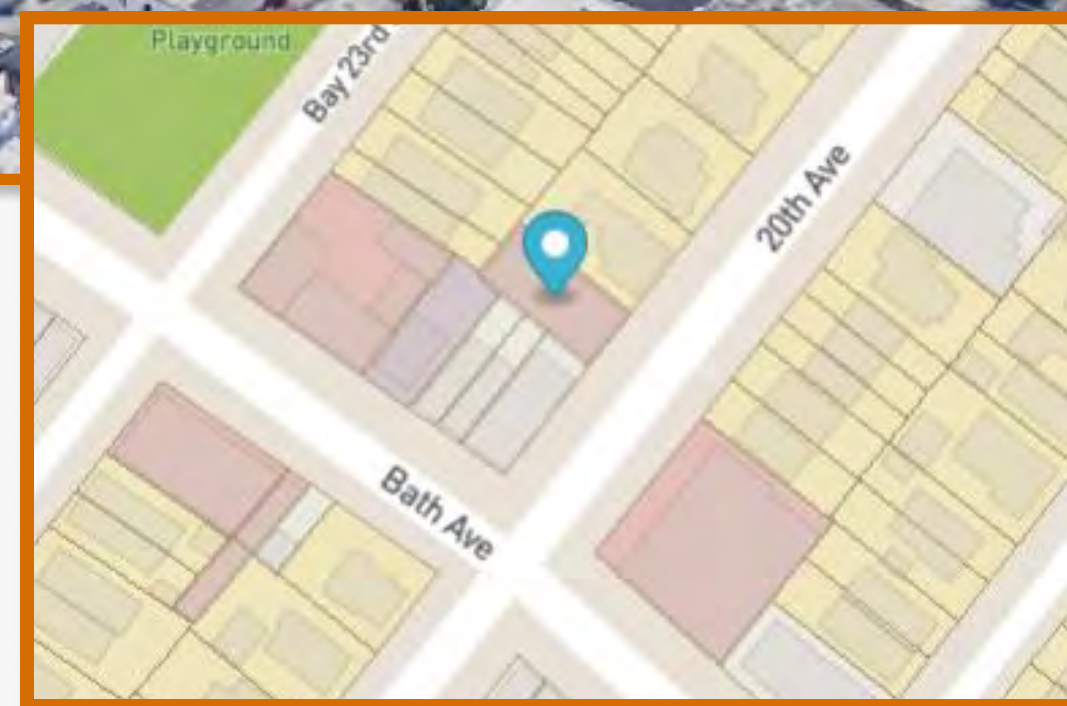
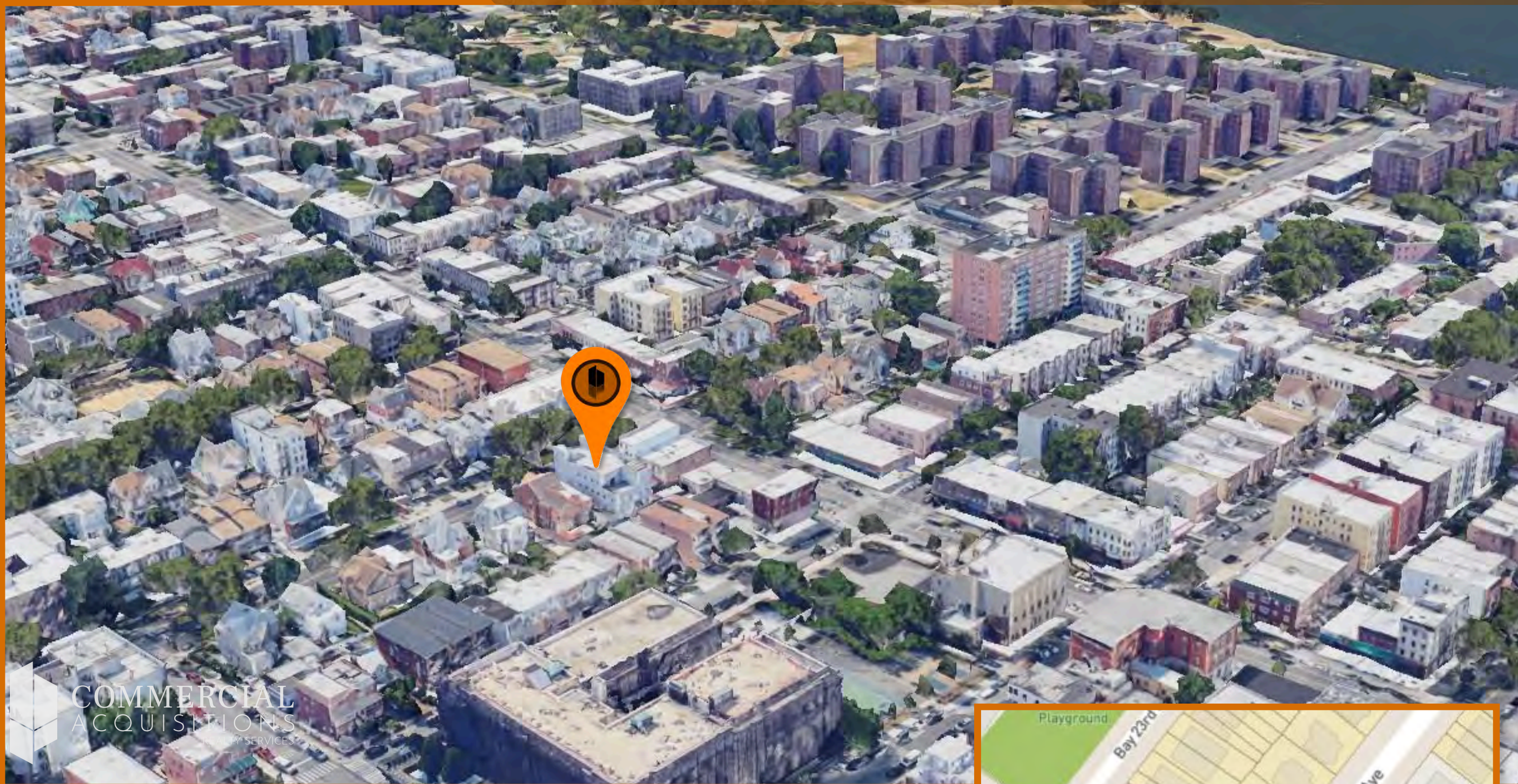


Commissioner

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CONTACT US



CONTACT EXCLUSIVE BROKER



ARSEN ATBASHYAN

CELL: 917.939.3760

ARSEN@COMMERCIALACQ.COM

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

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