

COMMERCIAL BUILDING FOR SALE

8681 18TH AVENUE

BROOKLYN, NY 11214



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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

PROPERTY DETAILS

LOCATION INFO

BTW 86TH ST & BENSON AVE

BUILDING DIMENSIONS

50 FT X 116 FT

STORIES

2 STORIES - 5,800 SF EACH

ASKING PRICE

\$6,900,000

NEIGHBORHOOD

BATH BEACH

BLOCK & LOT

06369-0013

ZONING

C8-1

COMMENTS

- HIGH TRAFFIC AREA
- TWO COMMERCIAL TENANTS IN PLACE
- TAX ABATEMENT UNTIL 2027

TRANSPORTATION

B1

B8

D

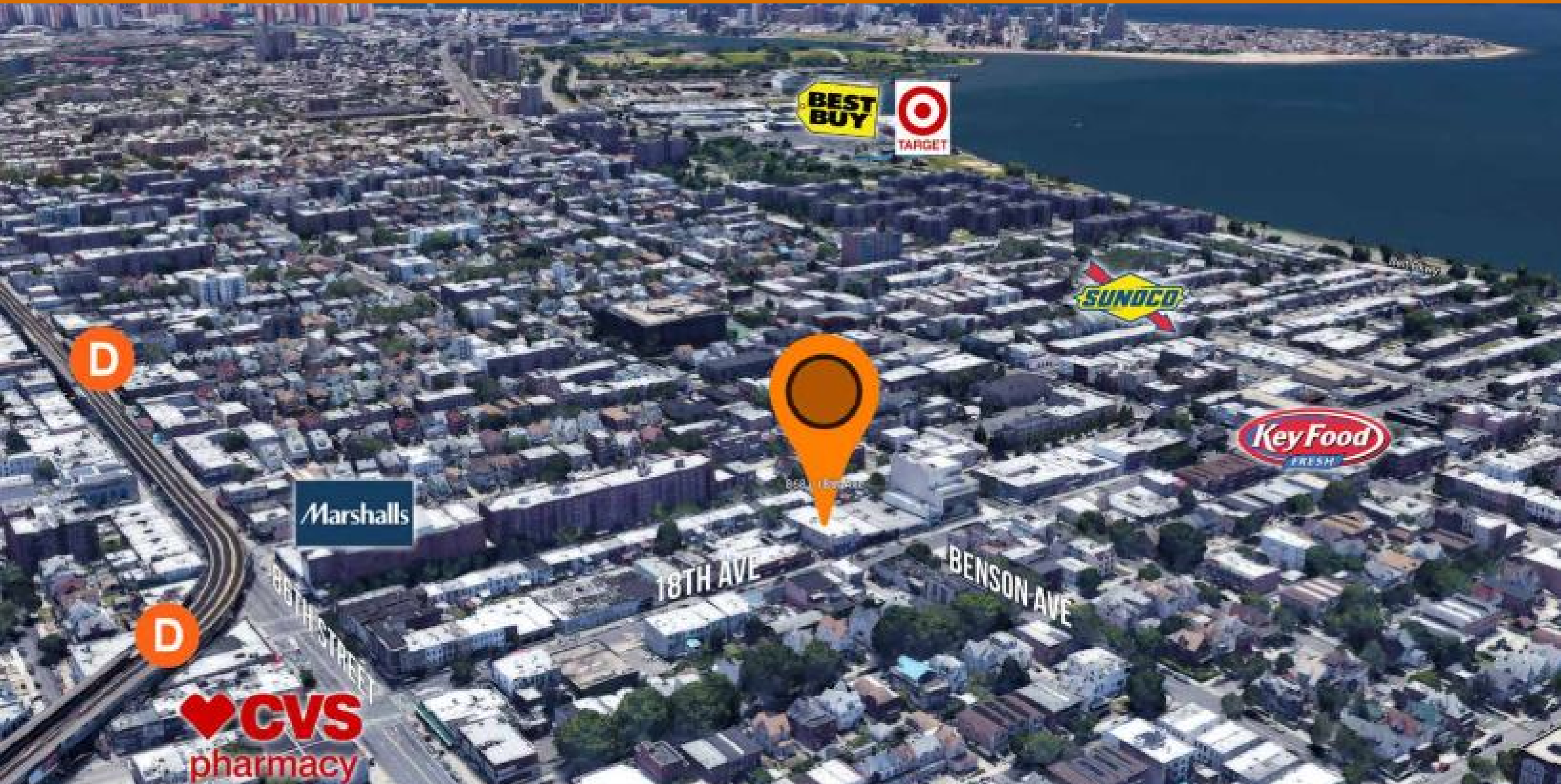
Walk Score
97

Transit Score
78

Bike Score
69

NEIGHBORHOOD TENANTS

- | | |
|-------------|-----------------|
| -KEY FOOD | -MARSHALL'S |
| -CHASE BANK | -NETCOST MARKET |
| -TD BANK | -STARBUCKS |
| -CVS | -MCDONALD'S |



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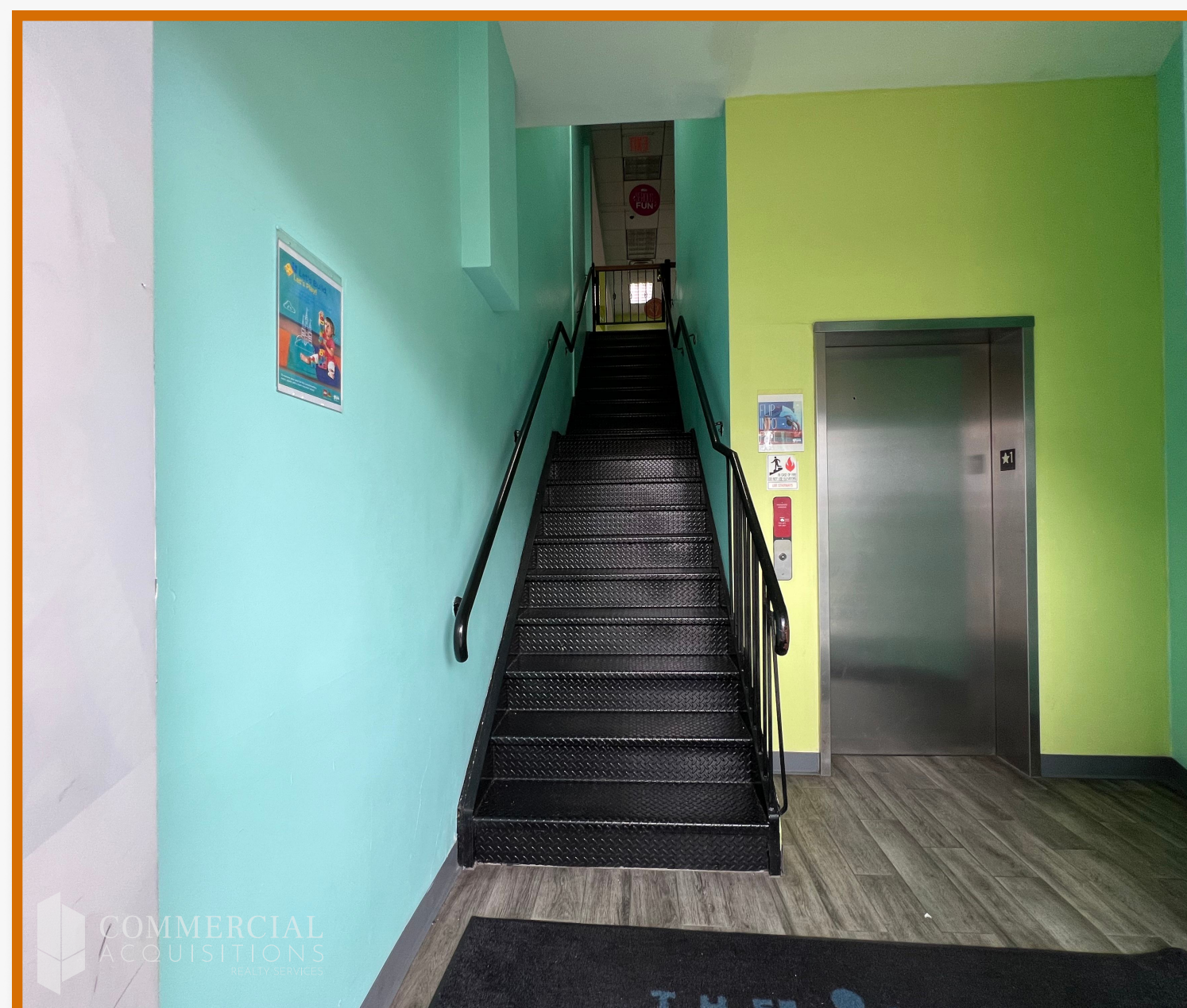
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Income				
Unit	Size	Monthly Rent	Annual Rent	Notes
Store	5,800 SF	\$15,319	\$183,828	Lease Exp Sep 2030
2nd Floor	5,800 SF	\$13,935	\$167,220	Lease Exp Sep 2031
		\$29,254	\$351,048	

REVENUE:		
Gross Monthly Income	\$29,254	
Gross Annual Income	\$351,048	
EXPENSES:		
Real Estate Tax	\$10,441	Tax Abatement Until 2027
Insurance	\$14,000	
TOTAL:	\$24,441	
Gross Annual Income	\$351,048	
Less Expenses	-\$24,441	
Reimbursement From Tenants	\$10,441	Taxes Paid by Tenants
Net Operating Income	\$337,048	

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Certificate of Occupancy

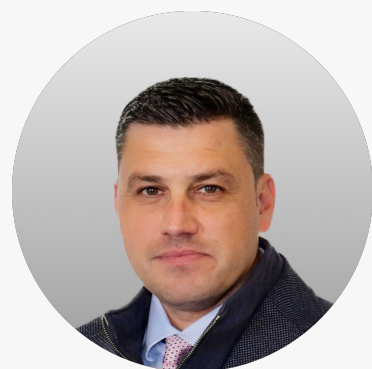
CO Number: 302184543F

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL		OG		B-2			MECHANICAL RM
001	30	OG		COM		6	RETAIL
001	20	OG		COM		6	FROZEN FOOD LOCKER
002	50	60		COM		6	OFFICES NOTE: THIS SPACE ON THE FIRST FLOOR WAREHOUSE WILL BE USED FOR FROZEN FOOD STORAGE ONLY IN CONJUNCTION WITH THE SUPERMARKET AT 8661 18TH AVENUE
END OF SECTION							

8681 18TH AVENUE



CONTACT EXCLUSIVE BROKER



ARSEN ATBASHYAN

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ARSEN@COMMERCIALACQ.COM

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

© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 718.517.8700 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

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