

FOR SALE

MIXED-USE PROPERTY

2925 Avenue J

Brooklyn, NY 11210



SALE PRICE **\$3,199,000**

Joseph Giordano
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MYNY COMMERCIAL
7428 5th Avenue, Brooklyn, NY
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MYNY

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OFFERING SUMMARY

Building Name	Mixed-Use Property
Property Type	Mixed-Use
Property Subtype	Low-Rise
Building Size	3,740 SF
Lot Size	2,000 SF
Year Built	1930
Number of Floors	2

LOCATION DESCRIPTION

The property is prominently situated at Nostrand Avenue and Avenue J, along an active neighborhood retail corridor surrounded by established residential communities and local businesses. Its highly visible location benefits from steady pedestrian and vehicular traffic, providing valuable exposure for the four ground-floor storefronts.

The surrounding area offers convenient access to Brooklyn College, Flatbush Junction, shopping, restaurants, schools, major roadways, and multiple public transportation options. The combination of a densely populated neighborhood, nearby institutions, neighborhood services, and convenient transportation supports continued demand for both residential apartments and street-level retail space.

This strategic Midwood location, together with the property's current income and future potential, creates a compelling investment opportunity in a well-established Brooklyn market.

LOCATION HIGHLIGHTS

- Zoned C2-2/R6, allowing for residential or commercial development
- Mixed-use corner property with 4 storefronts and 3 residential apartments
- Prime corner location at Nostrand Avenue and Avenue J in Midwood
- High level of foot and vehicular traffic
- Excellent investment opportunity with huge upside potential
- High foot traffic in a densely populated area
- All spaces are currently occupied with no leases

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PROPERTY DESCRIPTION

2925 Avenue J presents an opportunity to acquire a fully occupied, income-producing mixed-use property in the heart of Midwood, Brooklyn. The two-story building contains four street-level storefronts and three residential apartments, totaling approximately 3,740 square feet, on a 20' x 100' lot.

All seven units are currently occupied, and there are no leases in place. This provides immediate rental income while offering a purchaser flexibility to implement future leasing and management strategies.

The property is zoned C2-2/R6, offering potential for future residential or commercial development, subject to independent architectural and zoning verification. With full occupancy, strong street visibility, multiple income-producing units, and long-term development potential, the property is well suited for investors and developers seeking an established mixed-use asset with significant upside.

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INCOME SUMMARY

Projected Income	\$256,800
Projected Net Income	\$208,728

EXPENSE SUMMARY

Property Taxes	\$21,772
Water & Sewer	\$5,000
Electric	\$800
Insurance	\$13,000
Fuel	\$7500
Operating Expenses	\$48,072

Actual Investment Overview

Price	\$3,199,000
Actual Gross Income	\$193,200
Operating Expenses	\$48,072
Actual NOI	\$145,128
Actual Cap Rate	\$4.54%

Pro-Forma Investment Overview

Price	\$3,199,000
Projected Gross Income	\$256,800
Operating Expenses Projected	\$48,072
Net Operating Income	\$208,728
Cap Rate	6.52%

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INCOME SUMMARY

SUITE	MONTHLY RENTS	ACTUAL RENTS	PROJECTED RENTS	LEASE DATE	TENANT
Store	\$3,500	\$42,000	\$60,000	No Lease	Chinese Takeout
Store	\$4,000	\$48,000	\$60,000	No Lease	Beauty Salon
Store	\$2,000	\$24,000	\$30,000	No Lease	Coffee Shop
Store	\$2,000	\$24,000	\$30,000	No Lease	Shoe Repair Shop
Apt	\$2,000	\$24,000	\$28,800	No Lease	2 Bedroom
Apt	\$1,150	\$13,800	\$24,000	No Lease	Studio
Apt	\$1,450	\$17,400	\$24,000	No Lease	1 Bedroom

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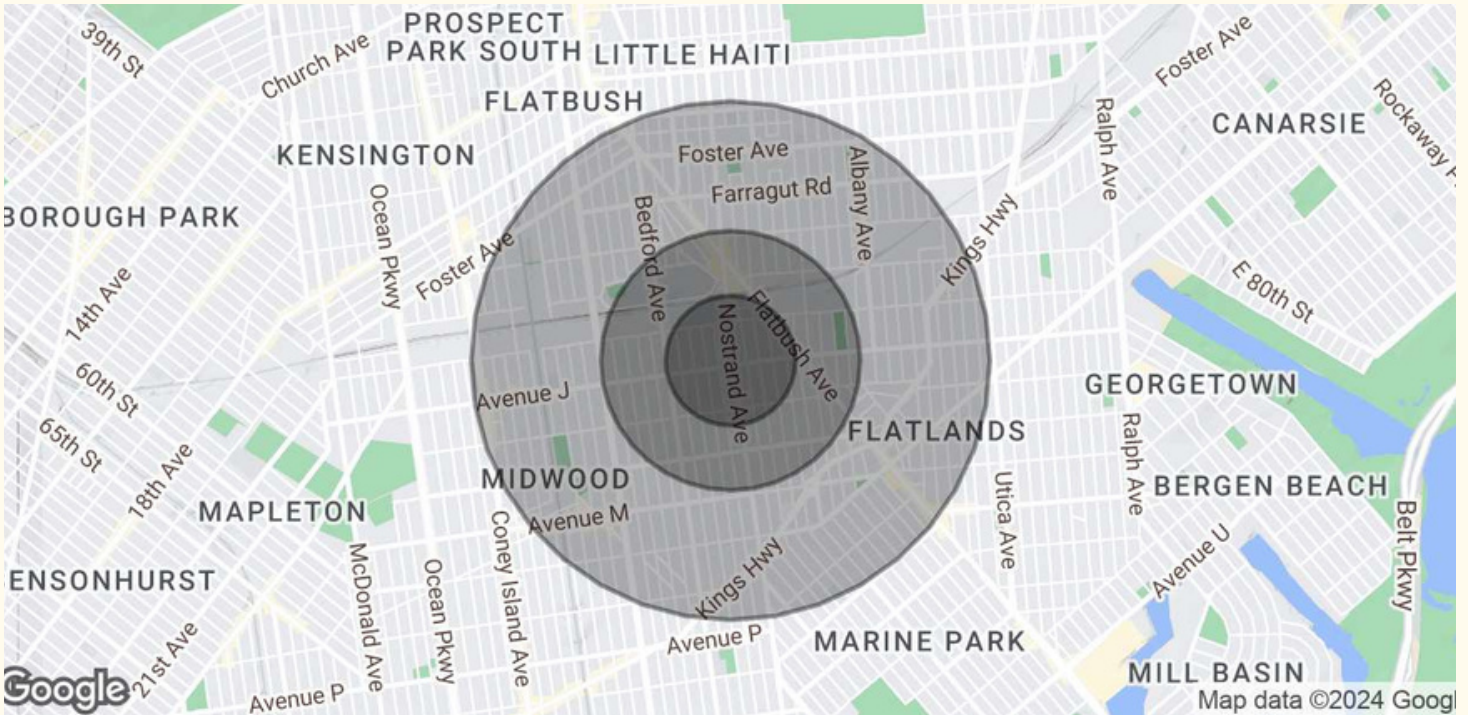
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,477	31,06	133,04
Average Age	34.4	5 36	8 36.7
Average Age (Male)	30	33.1	34.3
Average Age (Female)	37.5	37.8	38.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,076	11,732	50,295
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$89,507	\$92,742	\$85,580
Average House Value	\$841,706	\$742,221	\$681,239

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PROFESSIONAL BACKGROUND



JOSEPH GIORDANO

Vice President

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Joseph Giordano began his highly-successful real estate career in 1986 and joined MYNY 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 MYNY has to offer. In particular, he uses MYNY 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 MYNY 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

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