

MIX-USE BUILDING FOR SALE



207 AVENUE M, BROOKLYN, NY 11230



PROPERTY DETAILS

LOCATION INFO

BTW. E 2ND ST &
E 3RD ST

NEIGHBORHOOD

MIDWOOD

BLOCK & LOT

06538-0052

PROPERTY TAX

\$20,189

ZONING

R6A-OP

SIZE

LOT - (2,075 SF)

20.75 X 100

BUILDING - (4,140 SF)

20.75 X 83.83

ASKING PRICE

\$1,949,000.00

CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

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



UNIT	MONTHLY RENT	LEASE TO
STORE. LAUNDROMAT 7 YEARS REMAINING, PAYS 1/6 OF BASE TAX	\$2,950	03/31/2030
1. 1ST FLOOR REAR/ ONE BEDROOM	\$1,600	08/31/2026
2. 2ND FLOOR REAR/ ONE BEDROOM	\$2,250	07/31/2026
3. 2ND FLOOR FRONT/ TWO BEDROOM	\$2,300	09/30/2026
4. 3RD FLOOR REAR/ ONE BEDROOM	\$1,900	NO LEASE
5. 3RD FLOOR FRONT/ ONE BEDROOM	\$2,150	11/30/2026
TOTAL	\$13,150	
EXPENSES:		
REAL ESTATE TAXES	\$20,090	
GAS/HEAT	\$6,000	
PLP ELECTRIC	\$762	
INSURANCE	\$7,500	
WATER/SEWER	\$7,167	
TOTAL	\$41,519	
GROSS ANNUAL INCOME	\$157,800	
LESS EXPENSES	\$41,519	
NET OPERATING INCOME	\$116,281	
ASKING PRICE	\$1,949,000	
	6% CAP	





207 AVENUE M, BROOKLYN,
NY 11230

PROPERTY COMMENTS

- 21' FRONTAGE
- GREAT SIGNAGE OPPORTUNITY
- PRIME MIDWOOD LOCATION
- FULLY LEASED BUILDING
- 5 RESIDENTIAL / 1 COMMERCIAL
- LOCATED IN A HIGH-TRAFFIC AREA
- SURROUNDED BY MAJOR BUSINESSES
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES



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