

EXCLUSIVE OFFERING

28 MARGINAL ST WEST

BROOKLYN, NY 11207

CYPRESS HILLS

FOR SALE

COMMERCIAL ACQUISITIONS

EXCLUSIVE BROKER
ARSEN ATBASHYAN
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PROPERTY INFORMATION

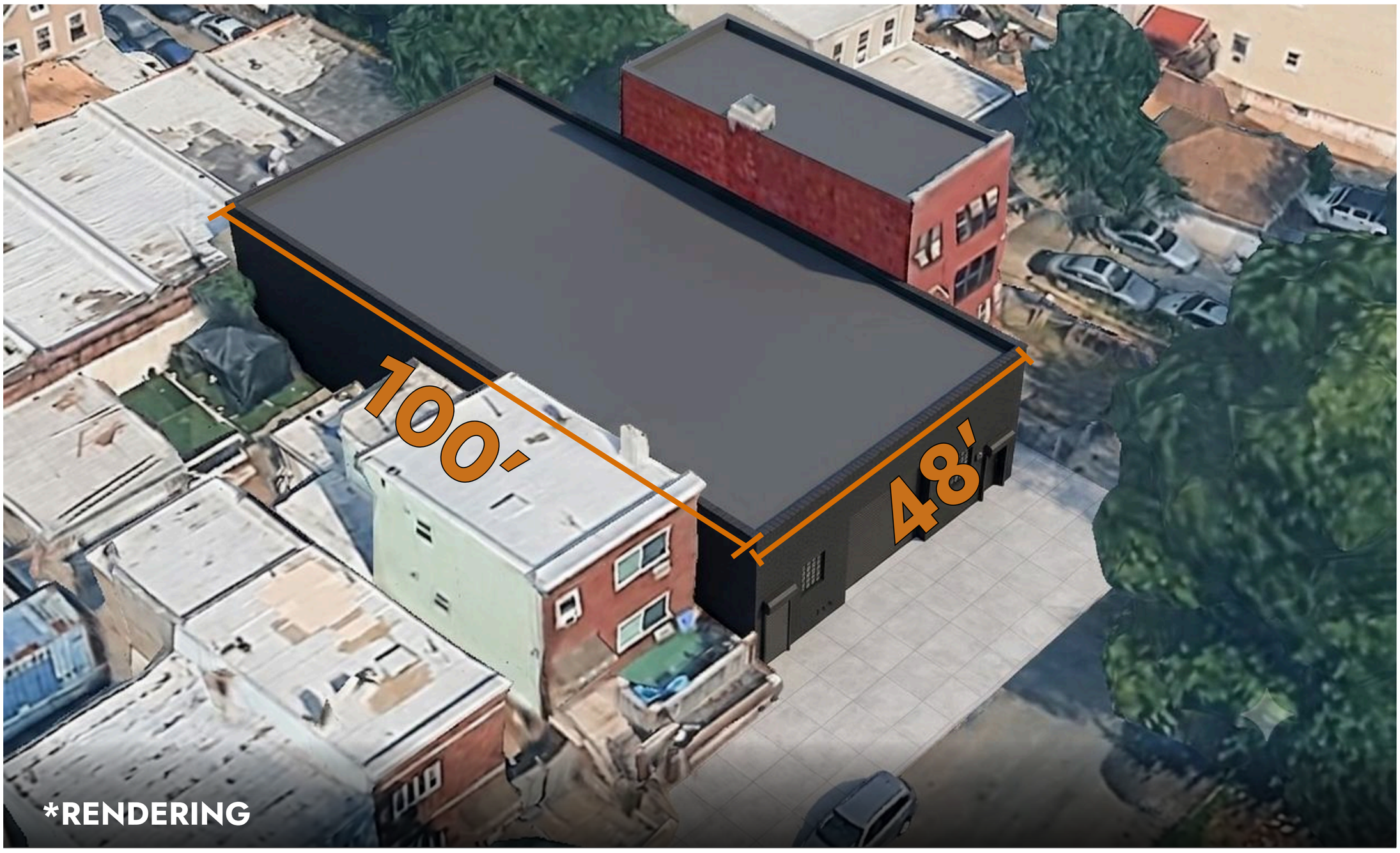
A recently modernized warehouse in the heart of Cypress Hills, currently home to an established, fully operational auto shop. The building has been updated throughout and is delivered with the tenant in place.



28 MARGINAL ST WEST

MARGINAL ST WEST BETWEEN HIGHLAND BLVD & BUSHWICK AVENUE

BLOCK & LOT	**3483-0032**
ZONING	**M1-1 / R4**
LOT SIZE	**48′ X 100′**
BUILDING SIZE	**4,800 SF**
CEILINGS	**14′**
FRONTAGE	**48′**



LEGAL DISCLAIMER

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MARKET MAP & LOCATION ANALYSIS

28 Marginal Street West sits on the Bushwick/East New York border, tucked into the industrial pocket and a block off the Atlantic Avenue corridor. The location suits an automotive user: Atlantic Avenue is one of Brooklyn's densest concentrations of body shops, repair garages, and parts suppliers, which brings established trade traffic. The Jackie Robinson Parkway entrance at Bushwick Avenue puts the Interborough, Atlantic Avenue, and the Van Wyck within quick reach for deliveries and tows.



TENANT LIST

QUICK-SERVICE RESTAURANT	AUTOMOTIVE	GROCERY & PHARMACY	BANKING	DISCOUNT RETAIL
MCDONALD'S	BROOKLYN AUTO MALL	CTOWN SUPERMARKET	CITIBANK	DOLLAR GENERAL
POPEYES	ADVANCE AUTO PARTS	WALGREENS	**MEDICAL**	DOLLAR TREE
DUNKIN'	BP (FUEL)		ADVANTAGE CARE PHYSICIANS	

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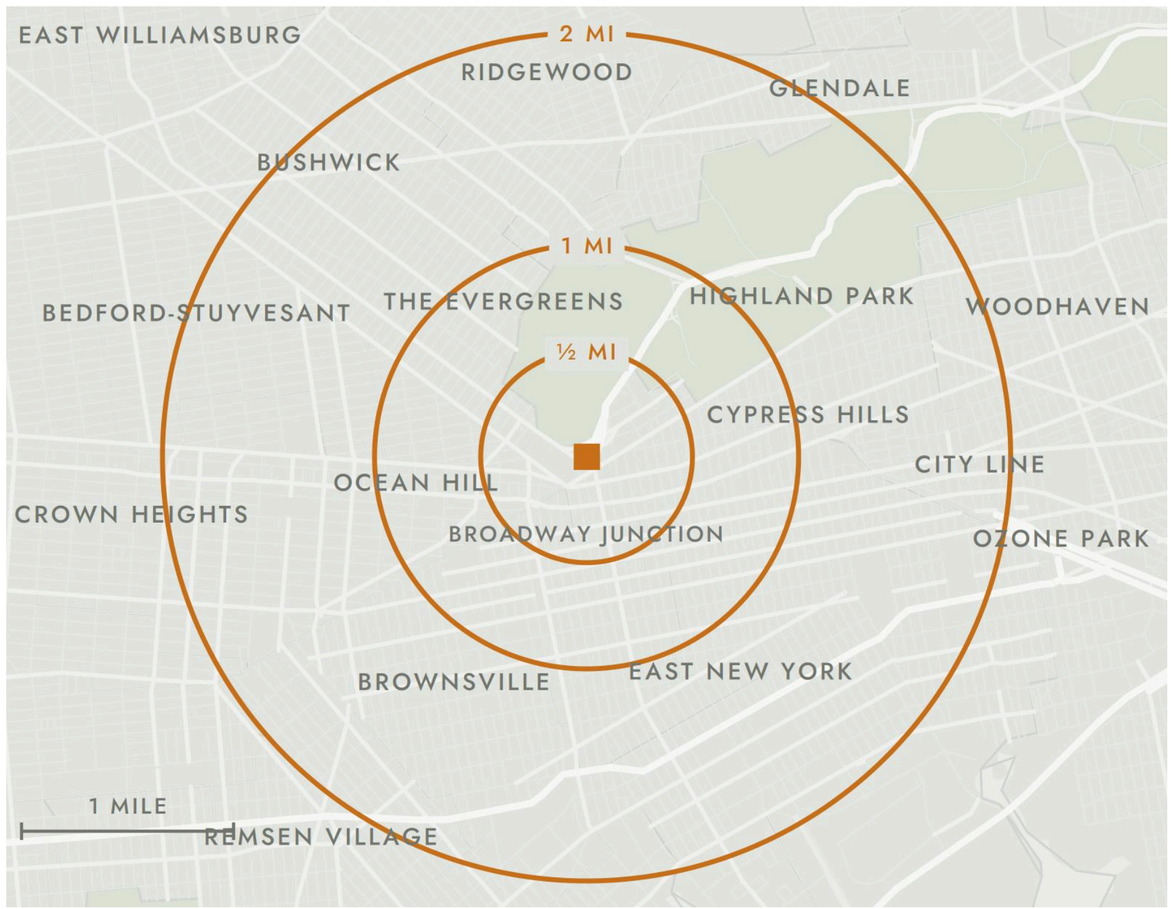
718-517-8700 | arsen@commercialacq.com

AREA DEMOGRAPHICS

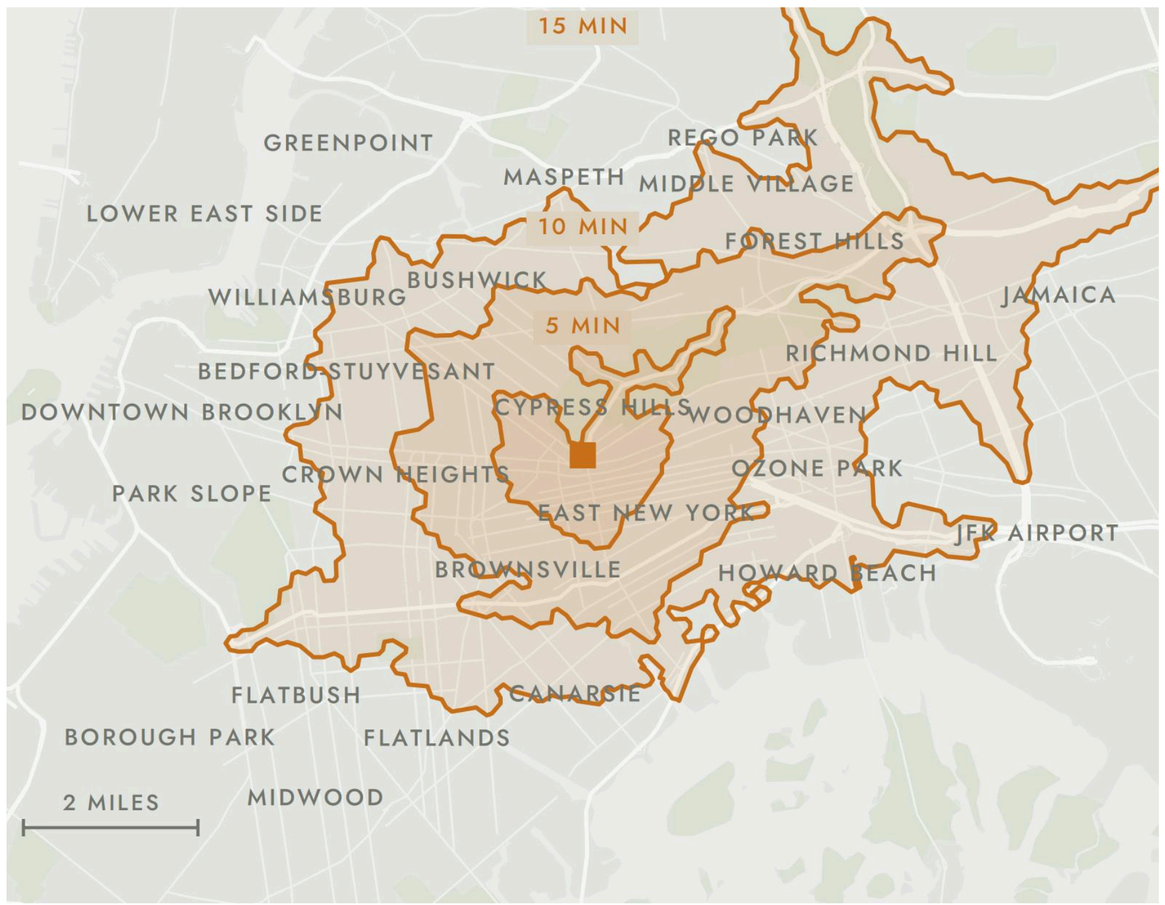
EAST NEW YORK / CYPRESS HILLS

OVER 1.2 MILLION PEOPLE LIVE WITHIN A 15 MINUTE DRIVE.

WITHIN RADIUS



DRIVE TIME



	WITHIN RADIUS			DRIVE TIME		
	1/2 MILE	1 MILE	2 MILES	5 MIN	10 MIN	15 MIN
POPULATION	27,412	108,942	471,860	121,475	468,224	1,247,863
HOUSEHOLDS	9,292	37,566	167,326	41,598	165,451	448,871
AVG. HOUSEHOLD INCOME	$74,317	$81,664	$94,182	$76,938	$89,315	$103,472
MEDIAN AGE	35.4	35.0	34.6	35.1	34.9	35.8

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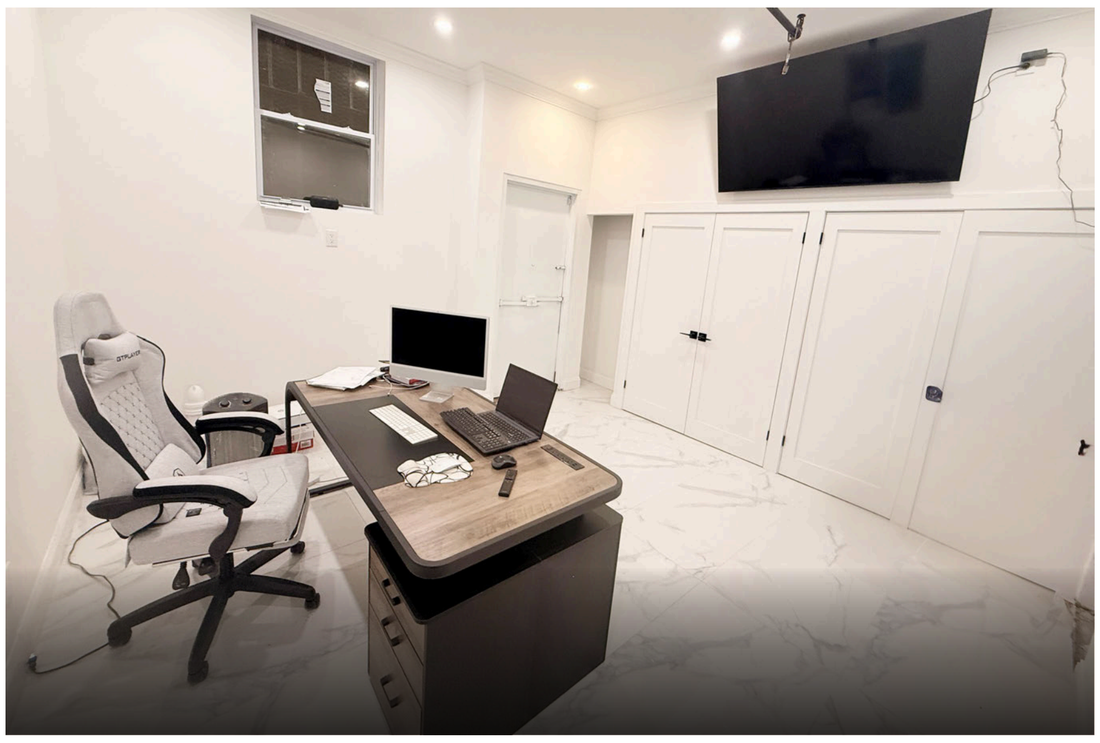
PROPERTY IMAGES

4,800
SQUARE FEET

USE	**AUTO/MECHANIC SHOP**	FRONTAGE	**48′**
Electricity	**3-Phase**	CEILING	**14′**
LOADING	**LARGE DRIVE-IN DOOR**	CONDITION	**RECENTLY MODERNIZED**









TENANT: AUTO SHOP

FINANCIAL ANALYSIS

LEASE	10 YEARS,ENDING OCT, 2035	**ANNUAL RENTAL INCOME**	**$94,200**
BASE RENT	$7,850/M	PROPERTY TAX (2026-2027)	($23,812)
ESCLATIONS	3% ANNUALLY	INSURANCE	($8,000)
TAXES	INCREASES OVER BASE YEAR 2025-26	**NET INCOME**	**$62,388**
UTILITIES	PAID BY TENANT		

ASKING PRICE **$1,599,000**

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CERTIFICATE OF OCCUPANCY

FORM 54C (REV. 6/69)-18M-703942(69) THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BORCUGH BROOKLYN DATE: NOV 3 1972 NO. 518018

This certificate supersedes C.O. No. 208045 ZONING DISTRICT M1-1 and M1-

THIS CERTIFIES that the new building—premises located at

28/32 Marginal Street West Block 3483 Lot 32

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING RESOLUTION / BUILDING CODE: DWELLING OR ROOMING UNITS	USE GROUP	HABITABLE ROOMS	OCCUPANCY GROUP	DESCRIPTION OF USE
First	On Ground	5		16B		D-1	Automobile Repairs, Office and Toilets. (Collision, Body and Fender Work, Paint Spraying), incidental welding. Note: No engine tune-up.
	Total:	As Stated Above.					

All as per Board of Standards and Appeals Calendar No. 269-71-BZ, adopted November 9, 1971, printed in Bulletin #6, Volume #56.

Performance Standards as required for an M1 District to be complied with as per Section #42-20 Z.R.

PEN SPACE USES _____
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

BOROUGH SUPERINTENDENT COMMISSIONER

OFFICE COPY—DEPARTMENT OF BUILDINGS

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OFFERING MEMORANDUM



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