COMMERCIAL ACQUISITIONS
REALTY SERVICES

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
$21,693

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

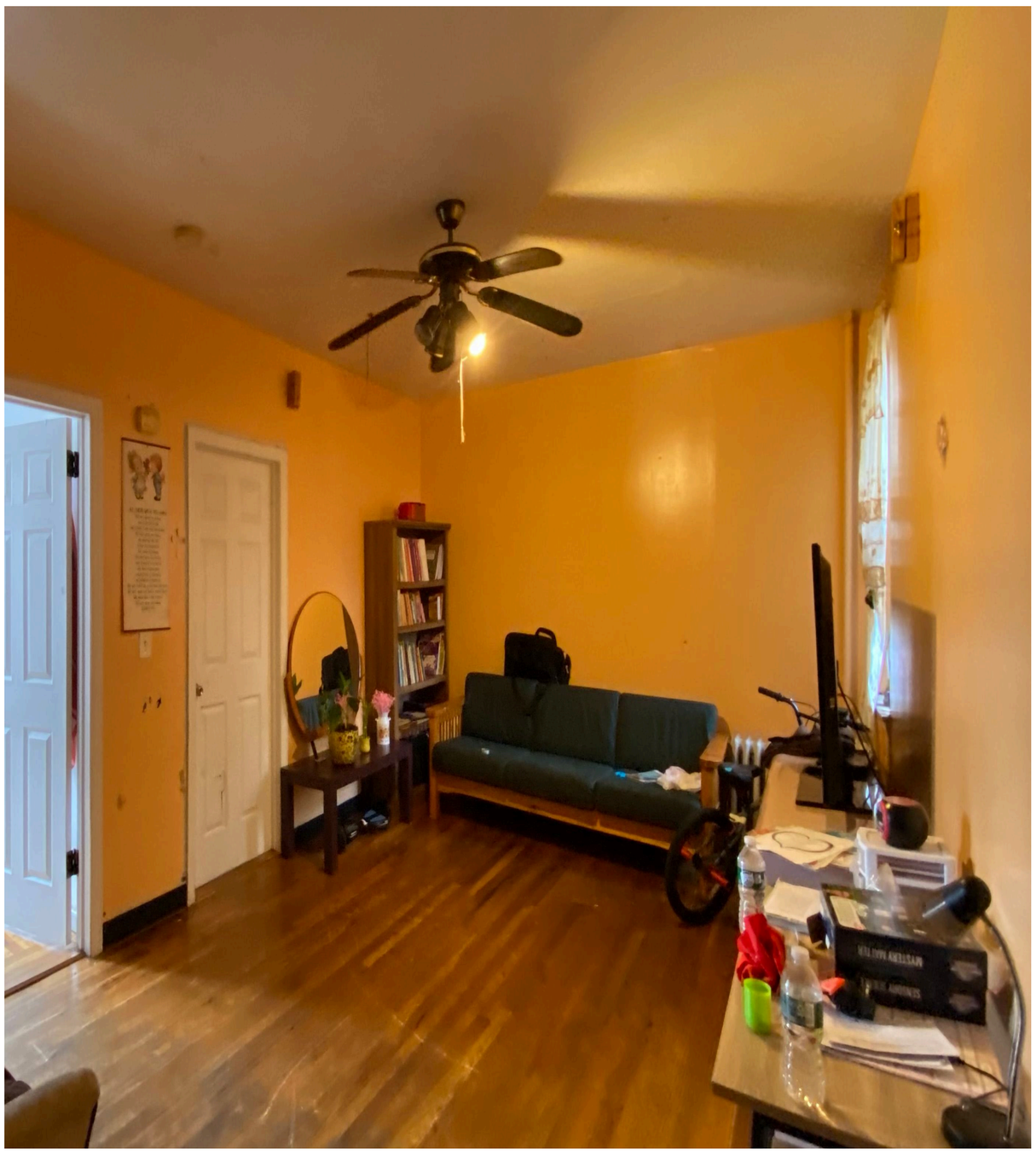
CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN
917-939-3760
ARSEN@COMMERCIALACQ.COM

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

COMMERCIAL
ACQUISITIONS
REALTY SERVICES

PROPERTY PHOTOS









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

COMMERCIAL ACQUISITIONS
REALTY SERVICES

INCOME & EXPENSES

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	$1,650	08/31/2027
2. 2ND FLOOR REAR/ ONE BEDROOM	$2,250	09/30/2027
3. 2ND FLOOR FRONT/ TWO BEDROOM	$2,360	07/31/2027
4. 3RD FLOOR REAR/ ONE BEDROOM	$1,900	MONTH TO MONTH
5. 3RD FLOOR FRONT/ TWO BEDROOM	$2,150	11/30/2026
TOTAL	**$13,260**	

EXPENSES:

REAL ESTATE TAXES ($3,615 REIMBURSED FROM LAUNDROMAT TENANT)	$18,078
GAS/HEAT	$6,000
PLP ELECTRIC	$762
INSURANCE	$7,500
WATER/SEWER	$7,167
TOTAL	**$39,507**

GROSS ANNUAL INCOME	$159,120
LESS EXPENSES	$39,507
NET OPERATING INCOME	$119,613
ASKING PRICE	**$1,949,000**
	6.14% CAP



COMMERCIAL ACQUISITIONS
REALTY SERVICES

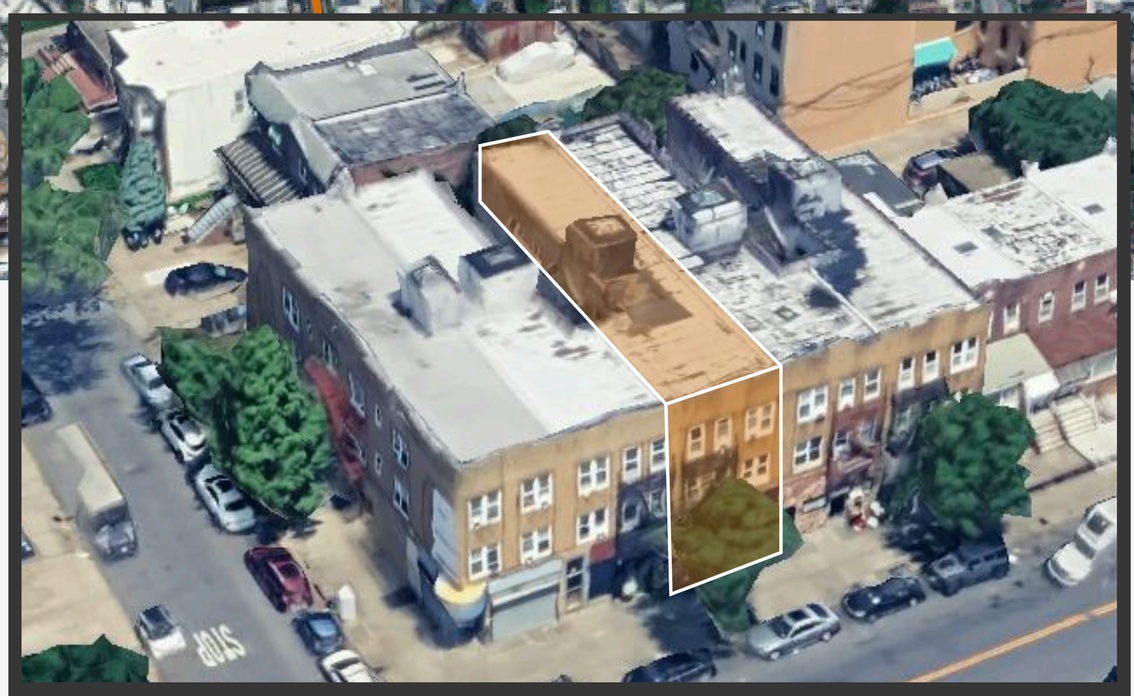
LOCATION OVERVIEW



207 AVENUE M, BROOKLYN,
NY 11230

PROPERTY COMMENTS

- 21’ FRONTAGE
- GREAT SIGNAGE OPPORTUNITY
- PRIME MIDWOOD LOCATION
- FULLY LEASED BUILDING
- 5 RESIDENTIAL / 1 COMMERCIAL
- 2 TWO BEDROOM AND 3 ONE BEDROOM APARTMENTS
- NEW BOILER & HOT WATER HEATER RECENTLY INSTALLED
- SURROUNDED BY MAJOR BUSINESSES
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES

CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN
917-939-3760
ARSEN@COMMERCIALACQ.COM

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

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.