



TriStateCR.com

For Sale

**4,000 SF
MIXED-USE
BUILDING**

**1605 Avenue U
Brooklyn, NY**

Offered at:

\$1,700,000

CONTACT

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JACK SARDAR
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PROPERTY OVERVIEW

1605 AVENUE U | BROOKLYN, NY

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PROPERTY HIGHLIGHTS

- 4,000 SF mixed-use building for sale
- Located in the Sheepshead Bay neighborhood of Brooklyn
- Commercial Units: 1
- Residential Units: 2
- Delivered as is
- Zoning: R5, C1-3
- Lot Dimensions: 16' x 105'
- Building Dimensions
 - Ground Floor: 16' x 100'
 - 2nd & 3rd Floors: 16' x 75'
- Off East 16th Street and steps from the Q Train & B3 Bus



PROPERTY PHOTOS

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SITE AERIAL

1605 AVENUE U | BROOKLYN, NY

SHLOMI BAGDADI
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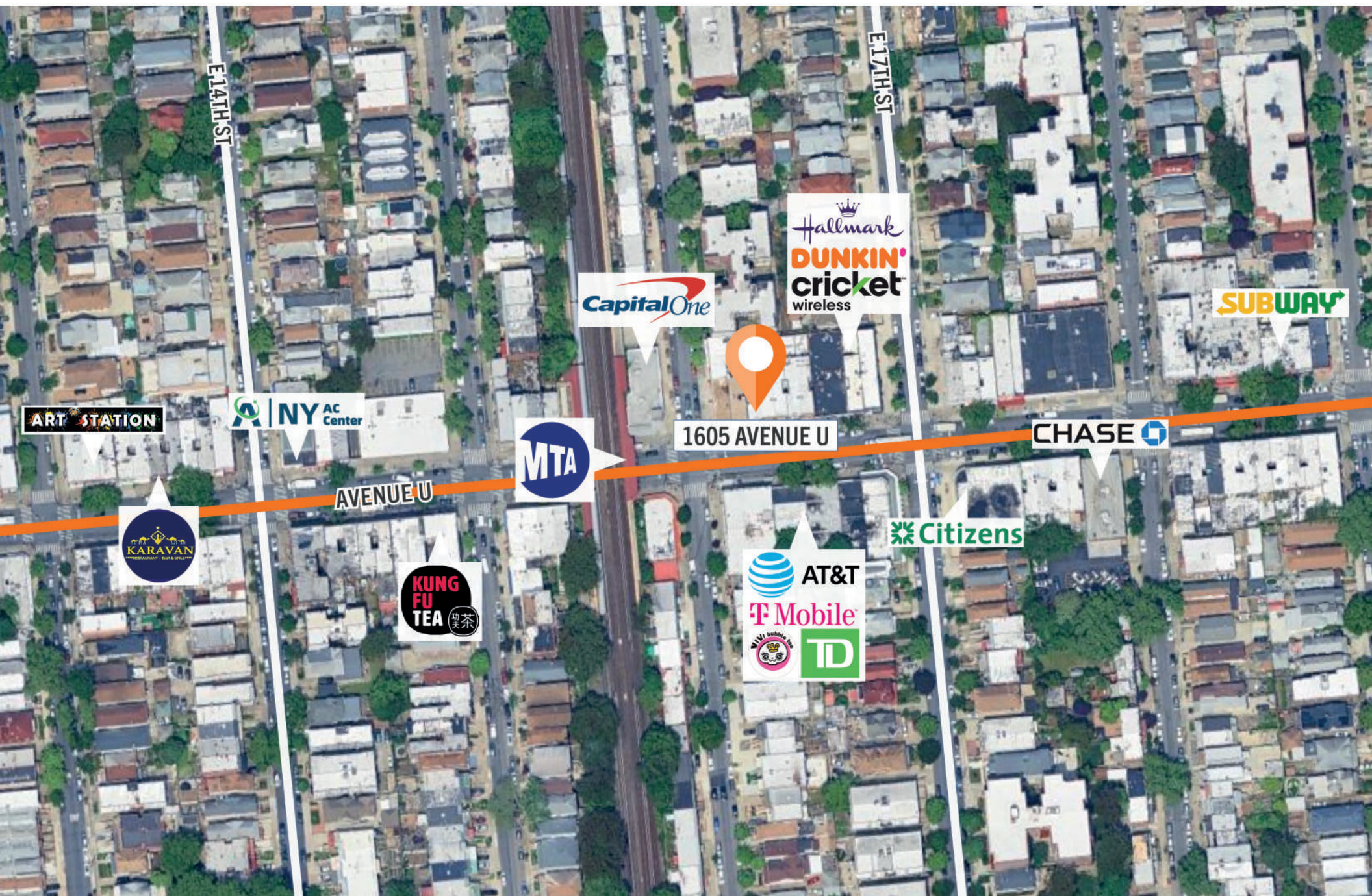
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TRANSPORTATION MAP

1605 AVENUE U | BROOKLYN, NY

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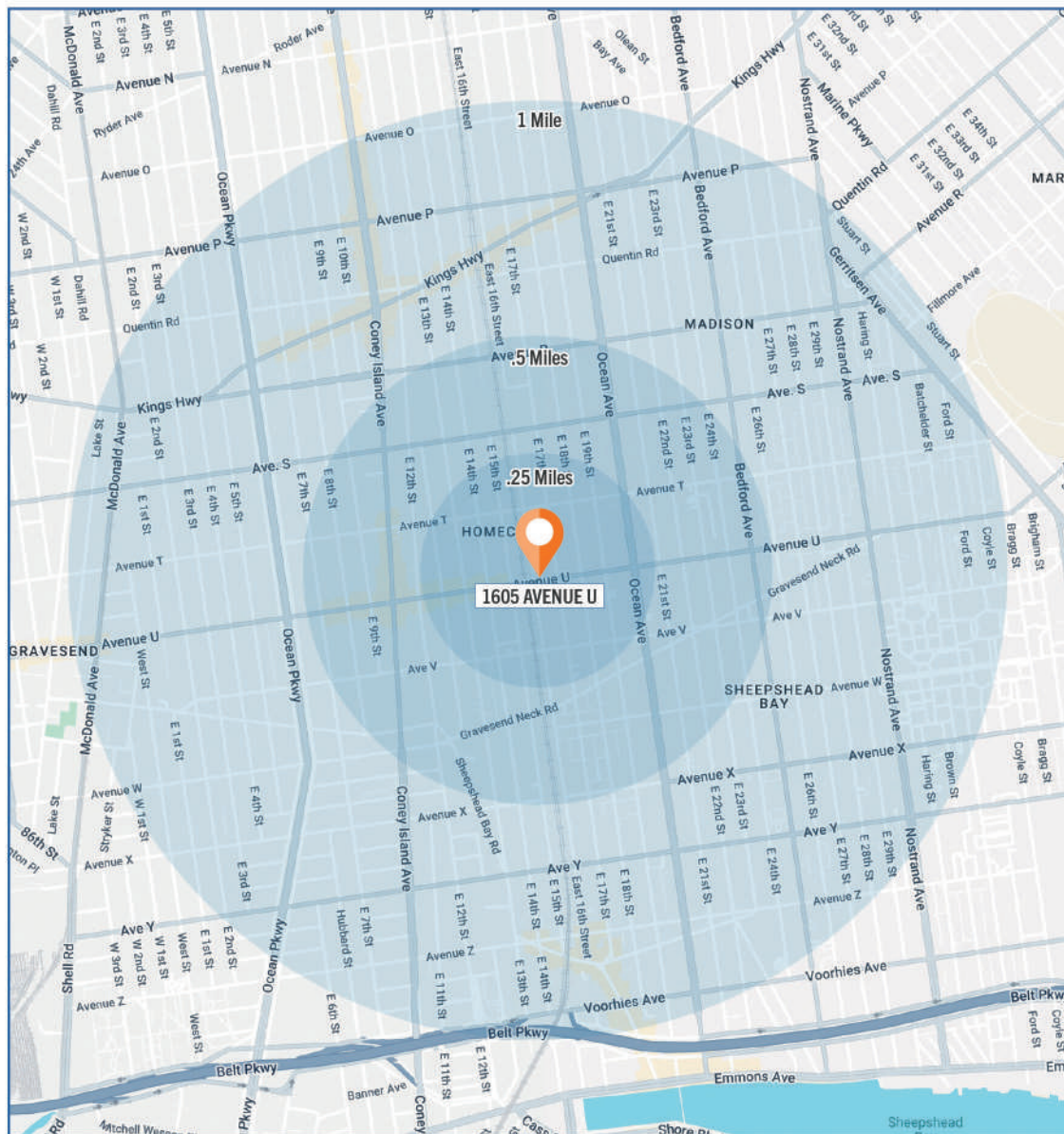


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.25 MILE RADIUS

POPULATION

9,503

HOUSEHOLDS

3,387

MEDIAN AGE

37.4

TOTAL BUSINESSES

457

AVERAGE HOUSEHOLD INCOME

\$96,643

EST. TOTAL # EMPLOYEES

2,082

.5 MILE RADIUS

POPULATION

35,316

HOUSEHOLDS

13,042

MEDIAN AGE

38.5

TOTAL BUSINESSES

1,625

AVERAGE HOUSEHOLD INCOME

\$107,242

EST. TOTAL # OF EMPLOYEES

7,527

1 MILE RADIUS

POPULATION

125,005

HOUSEHOLDS

47,227

MEDIAN AGE

38.8

TOTAL BUSINESSES

5,738

AVERAGE HOUSEHOLD INCOME

\$111,338

EST. TOTAL # OF EMPLOYEES

29,882

INCOME STATEMENT

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Income Statement Summary

Current Rent Roll Breakdown

Unit #	Sq Ft	Lease Term		Actual Base Rent			Projected Base Rent		
		From Date	To Date	Per Mo.	Per Yr.	Per SF	Per Mo.	Per Yr.	Per SF
1st Floor Retail	1300	2009	MTM	\$4,000	\$48,000	\$37	\$6,000	\$72,000	\$55
2nd floor Resi	1300	2012	MTM	\$1,800	\$21,600	\$17	\$2,500	\$30,000	\$23
3rd floor Resi	1300	08/2023	August 2025	\$2,100	\$25,200	\$19	\$2,400	\$28,800	\$22
Totals	3900			\$7,900	\$94,800	\$24	\$10,900	\$130,800	\$34

Actual Revenues:

Actual Base Rent	94,800.00
Misc property income	\$0.00
Total Revenues	94,800.00

Projected Revenues:

Projected Base Rent	\$130,800.00
Misc property income	\$0.00
Total Projected Revenues	\$130,800.00

Operating Expenses

Real Estate Taxes	\$9,958.0
Repairs and Maintenance	\$2,000.0
Insurance	\$9,500.00
Heating (oil)	\$9,000.0
Water	\$2,000.00
Total Expenses	32,458.00



Purchase Price **\$1,700,000**