

622 CHESTER STREET

Brownsville, Brooklyn, NY

3,800 SF | 4 Free Market Residential Units | 3 Commercial Units



REAL ESTATE ADVISORS

FOR SALE

MIXED - USE

4 FREE - MARKET UNITS



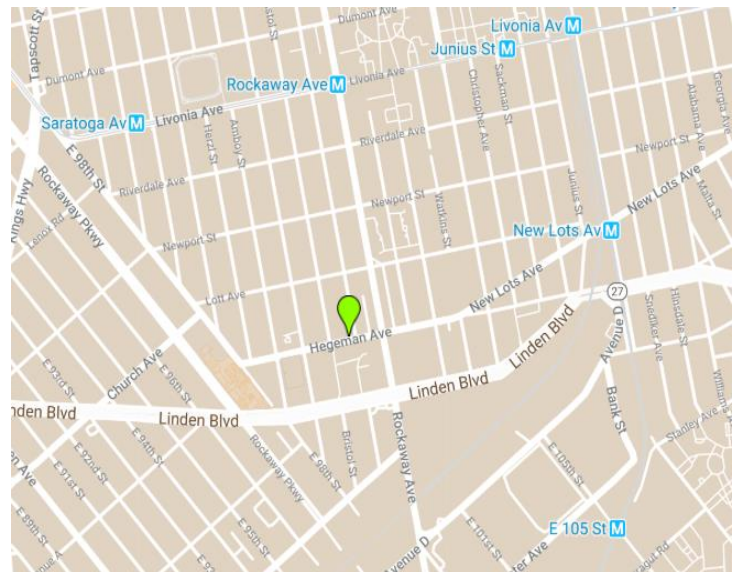
Building Features

Location	Corner of Chester Street and Hegeman Avenue.
Block & Lot	3624 / 1
Lot Dimension	25' x 100'
Lot SF	2,500
Building Dimensions	25' x 76'
Stories	2
Gross Building SF	3,800 SF
Units	7
Zoning / FAR	R6, C1-3
Assessment ('19/'20)	199,800
R.E. Taxes ('19/'20)	\$5,706

Information presented herein is subject to change and should be individually verified
All measurements and square footage estimates are approximate

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 622 Chester Street in the Brownsville neighborhood of Brooklyn.

- 622 Chester Street is a gut renovated two-story, seven unit mixed-use apartment building spanning approx. 3,800 SF located on the corner of Chester Street and Hegeman Avenue.
- The building is comprised of four (4) larger free market residential apartments and three (3) commercial spaces. The apartments are fully leased with one commercial vacancy.
- Tax class 2B protects against considerable tax increases.
- The property benefits from it's close proximity to Brookdale Hospital, local retailers, grocery stores and restaurants .
- 622 Chester Street is conveniently located a short walk from the Rockaway Avenue 2,3,4 trains and the New Lots Avenue L train, providing tenants with access to Manhattan and other sections of Brooklyn.



For further information, please contact exclusive agents:

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Elliot Dweck

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Asking Price

\$2,300,000

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Unit	Type	Current Rents		Projected Rents	
		Rent	Annual Rent	Rent	Annual Rent
Comm 1	Retail	\$4,500	\$54,000	\$4,500	\$54,000
Comm 2	Retail	\$2,000	\$24,000	\$2,000	\$24,000
Comm 3	Retail	Vacant	Vacant	\$1,200	\$14,400
Apt 1	2 BR	\$1,534	\$18,408	\$1,600	\$19,200
Apt 2	1 BR	\$1,690	\$20,280	\$1,700	\$20,400
Apt 3	3BR	\$2,400	\$28,800	\$2,500	\$30,000
Apt 4	Studio	\$1,213	\$14,556	\$1,213	\$14,556
TOTAL:		\$13,337	\$160,044	\$14,713	\$176,556



Projected Gross Annual Income	\$176,556
Vacancy & Credit Loss @ 3%	\$5,297
Effective Gross Income	\$171,259

Estimated Expenses	B6 Metrics	
Real Estate Taxes (19/20)	NYC DOF Tax Bill	\$5,706
Insurance	\$.75 / GSF	\$2,850
Water & Sewer	\$1.00 / GSF	\$3,800
Heating Fuel	Tenant Pay	-
Electric (Common)	\$0.15 / GSF	\$570
Repairs & Maintenance	2.5% Of EGI	\$4,218
Superintendent	\$250 / Month	\$3,000
Management	4.0% of EGI	\$6,850
Total		\$27,058

Effective Gross Income	\$171,259
Less Total Expenses	\$27,058
Projected Net Operating Income	\$144,201



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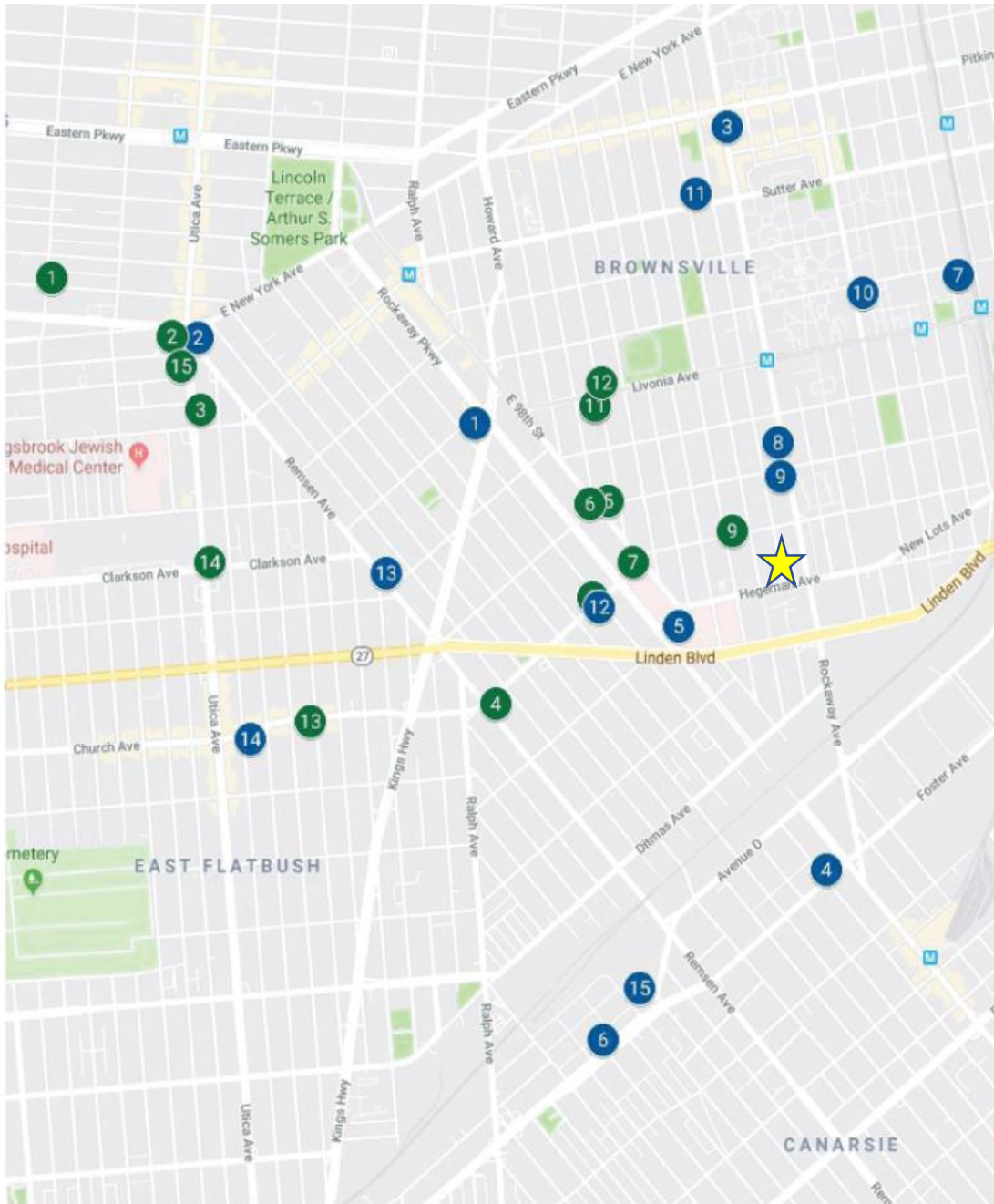
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AMENITIES

- 1 Rite Aid
- 2 Duane Reade
- 3 Planet Fitness
- 4 Chase Bank
- 5 Brookdale Hospital
- 6 Brooklyn Terminal Market
- 7 Food Bazaar Supermarket
- 8 Key Food Supermarket
- 9 Family Dollar
- 10 Brooklyn Public Library
- 11 United States Postal Service
- 12 Key Food Supermarkets
- 13 Remsen Hall
- 14 Capital One Bank
- 15 PetSmart

RESTAURANTS

- 1 Izzy's BBQ Smokehouse
- 2 White Castle
- 3 Wendy's
- 4 Burger King
- 5 Comfort Zone
- 6 Sun Hing
- 7 Paradise 2
- 8 Golden Krust
- 9 Akhis Deli Inc
- 10 China City
- 11 China City
- 12 Hardee
- 13 Linda's
- 14 Domino's Pizza
- 15 KFC

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