



415-419 CHURCH AVENUE

Kensington, Brooklyn, NY

Retail + Offices | 3,000 SF



REAL ESTATE ADVISORS

77' OF FRONTAGE

MOSTLY VACANT

PRIME RETAIL

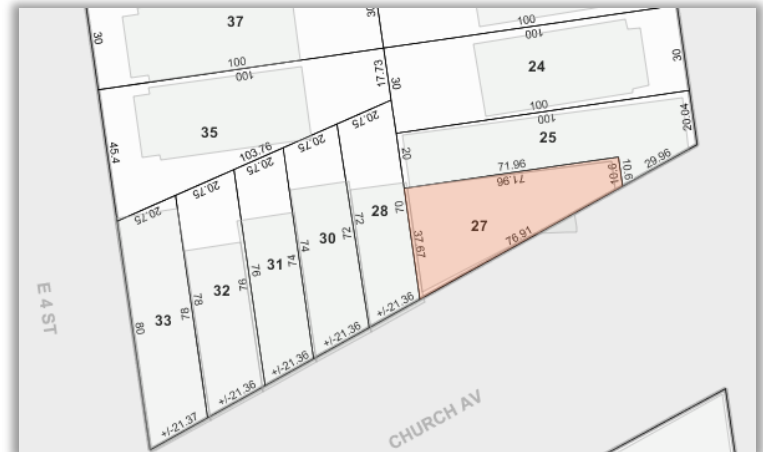


Building Features

Location	On the north side of Church Avenue between East 4th and East 5th Streets.	
Block & Lot	5337 / 27	
Lot Size	76.91' x 37.61'	Approx. (Irreg.)
Lot SF	1,737	Approx.
Building Size	76.91' x 37.67'	Approx.
Stories	2.5	
Building SF	3,000 SF	Approx.
Ground Floor	1,737 SF	Approx.
2 nd / 3 rd Floor	880 SF / 400 SF	Approx.
Zoning	R5 / C1-3 / OP	
Residential FAR	1.25	
Assessment ('19/'20)	\$295,830	Tax Class 4
R.E. Taxes ('19/'20)	\$31,172	

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 415-419 Church Avenue, a commercial building in the Kensington neighborhood of Brooklyn.

- 3,000 square foot commercial building with 77' of frontage on Church Avenue, in the Kensington area of Brooklyn.
- Currently used as administrative offices for a non-profit organization and will be delivered vacant at closing.
- Retail unit at 415 Church Avenue is currently under lease until March 2021 with two options of one year each providing short term income while covering partial of R.E. taxes.
- The **F** **G** trains are three blocks away at the Church Avenue station on McDonald Avenue, with access to Downtown Brooklyn in 16 minutes.
- Additionally, the Prospect Expressway and Ocean Parkway thoroughfare is just one block away.
- Located on one of Kensington's prime corridors with access to national retailers including Rite Aid, Carvel, Walgreens, Sterling National Bank, Dunkin Donuts and Foodtown.



Asking Price

\$1,495,000

B6 REAL ESTATE ADVISORS

1040 Avenue of the Americas, 8th Floor, New York, NY 10018

B6RealEstateAdvisors.com

B6 Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

For further information, please contact exclusive agents:

DJ Johnston

Partner, Senior Managing Director
(646) 933-2619
DJohnston@b6realestate.com

Jermaine Pugh

Director
(646) 933-2633
JPugh@b6realestate.com

William Cheng

Director
(646) 933-2623
WCheng@b6realestate.com

Ben Rechler

Associate
(646) 933-2657
BRechler@b6realestate.com

415-419 CHURCH AVENUE

Kensington, Brooklyn, NY



REAL ESTATE ADVISORS

Revenue

Unit	Use	Lease Exp.	Net SF	\$ / SF	Monthly Rent	Annual Rent
Retail - 415	Deli-Grocery	3/31/21	270	\$81	\$1,833	\$22,000

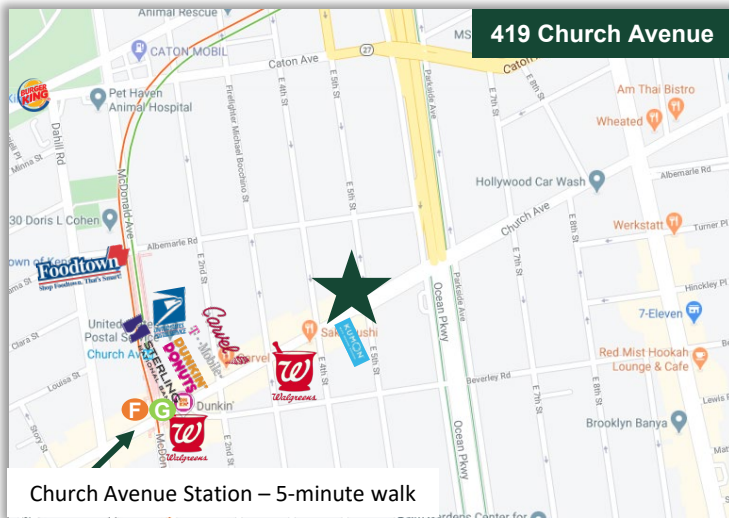
Lease Details

Base Rent	\$1,833
Term	2 Years
Lease Commencement	4/1/19
Lease Expiration	3/31/21
Annual Increases	3%
Taxes	\$2,160 / Annually or \$180 / Monthly
Option	2 Terms of 1 Year each with 3% Annual Increases

Year	Term	\$ / SF	Monthly	Annual
1	4/1/19 - 3/31/20	\$81	\$1,833	\$22,000
2	4/1/20 - 3/31/21	\$84	\$1,888	\$22,660



415 Church Avenue
Deli currently under lease



For further information, please contact exclusive agents:

DJ Johnston

Partner, Senior Managing Director
(646) 933-2619
DJohnston@b6realestate.com

Jermaine Pugh

Director
(646) 933-2633
JPugh@b6realestate.com

William Cheng

Director
(646) 933-2623
WCheng@b6realestate.com

Ben Rechler

Associate
(646) 933-2657
BRechler@b6realestate.com

B6 REAL ESTATE ADVISORS

1040 Avenue of the Americas, 8th Floor, New York, NY 10018

B6RealEstateAdvisors.com

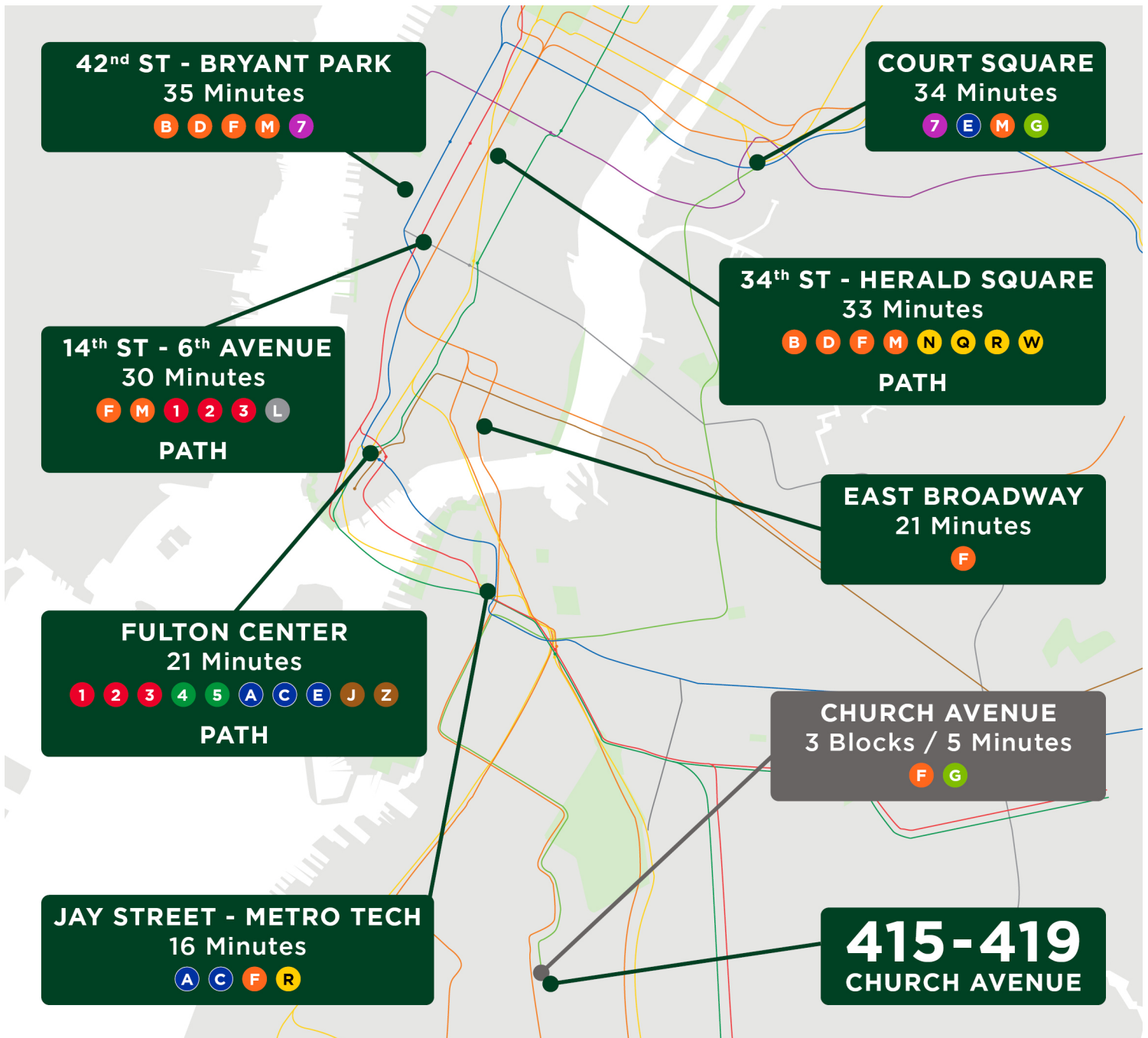
B6 Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

415-419 CHURCH AVENUE

Kensington, Brooklyn, NY



REAL ESTATE ADVISORS



For further information, please contact exclusive agents:

DJ Johnston

Partner, Senior Managing Director
(646) 933-2619
DJohnston@b6realestate.com

Jermaine Pugh

Director
(646) 933-2633
JPugh@b6realestate.com

William Cheng

Director
(646) 933-2623
WCheng@b6realestate.com

Ben Rechler

Associate
(646) 933-2657
BRechler@b6realestate.com

B6 REAL ESTATE ADVISORS

1040 Avenue of the Americas, 8th Floor, New York, NY 10018

B6RealEstateAdvisors.com

B6 Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.