

3817 Fort Hamilton Parkway, Brooklyn, NY 11212

3-Story Mixed-Use Property FOR SALE • 2 Apartments and 1 Store



MorningStar Capital Group Inc. is pleased to present FOR SALE a 3 story mixed-use building located in the Borough Park section of Brooklyn.

The subject property is located between 38th Street and 39th Street consists of 2 residential and 1 commercial unit.

The subject property is located within walking distance of 13th Avenue, hosting many retail stores, thereby providing a great shopping experience for local residents.

Additionally, the property enjoys easy access to public transportation, being less than a 5 minute walk to the **D F G** Subway lines and a 2-5minute walk to the B35, B16 City Bus lines.

This is an ideal investment for somebody who is looking for current cash flow, in addition to the potential upside by increasing the current rents to market.

Property Information

Township	Borough Park
Block	5290
Lot	29
Stories	3
Residential Units	2
Zoning	R6
FAR	1.6
Lot Dimensions	19.58' x 100.75'
Lot Size	1,915 sq ft
Building Size	3,069 sq ft
Taxes	\$4,833

Investment Summary

Gross Income	\$ 67,200
Total Forecasted Expenses	\$14,299
Net Operating Income	\$52,901

ASKING PRICE: \$875,000

2

Residential Units + 1 Store

\$67,200

Gross Income

\$52,901

Net Operating Income

6.05%

Cap Rate

For More Information Please Contact Our Sales Agents Below:

Noah Schmahl

718.819.3939 x 203

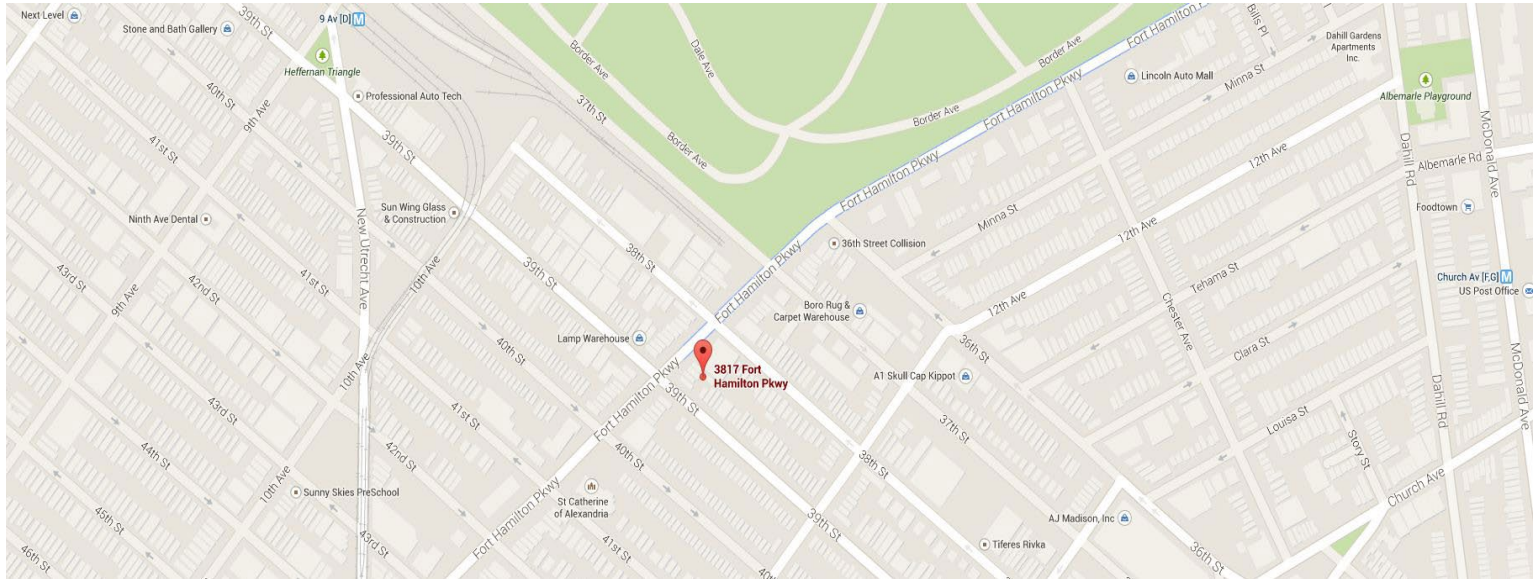
347.389.4951

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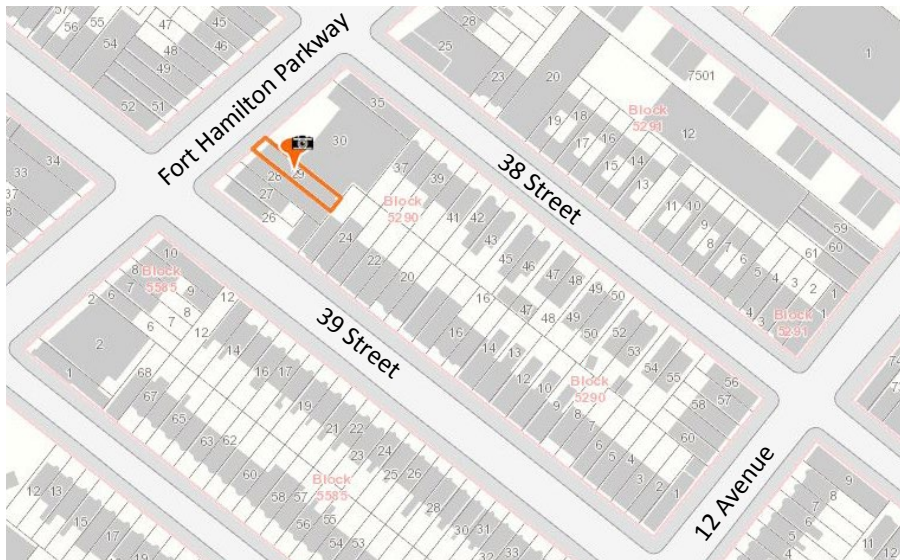
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Location Map



Tax Map



Transportation Map



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Current Rent Roll

Type	Rooms	Monthly Rent	Annual Rent	Status
Store	4	2,100	25,200	2-yr Lease from 1/14
Apartment 1	3	1,800	21,600	Since 2002- No Lease
Apartment 1	3	1,700	20,400	Since 2007- No Lease
TOTAL	10	5,600	67,200	
Gross Income:			\$67,200	
Real Estate Taxes	4,833			
Water/Sewer	3,000			
Insurance	2,000			
Fuel	Tenants Pay			
Utilities	350			
Payroll	900			
Repairs & Maint.	1,200			
Managment (3%)	2,016			
Total Expenses:			\$14,299	
Net Operating Income:			\$52,901	

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