



5817 Avenue T Brooklyn, NY 11234

Asking Price: \$3,850,000

MILL BASIN CORNER BUILDING FOR SALE

Property Facts

ADDRESS:	5817 Avenue T, Brooklyn, NY 11234
LOCATION:	Corner of Avenue T and East 59th Street
BLOCK_LOT:	8380_2
BUILDING CLASS:	K2
BUILDING SF:	16,090 SF
LOT DIMENSIONS:	113.49' x 100' (irregular)
LOT SF:	11,850 SF *
ZONING:	R5, C1-2
NUMBER OF COMM. UNITS:	6
NUMBER OF RESI. UNITS:	4
TAXES (20/21):	\$111,125

* approx.



Investment Summary

SVN | CPEX Real Estate has been exclusively hired to market for sale 5817 Avenue T, located in the Mill Basin neighborhood of Brooklyn, NY. The corner commercial building boasts 177' of wraparound frontage and is fully occupied. The building itself is 16,090 square feet with six commercial units and four residential units. The property's diverse tenancy and strong cashflow make this an excellent high cap rate opportunity.

Property Highlights

- Fully occupied income producing property
- 177' of wrap around frontage
- Parking in rear
- Steps from the B100 bus stop
- PPSF: \$240
- Cap Rate: 8.23%

For Further Information, Please Contact Exclusive Sales Team:

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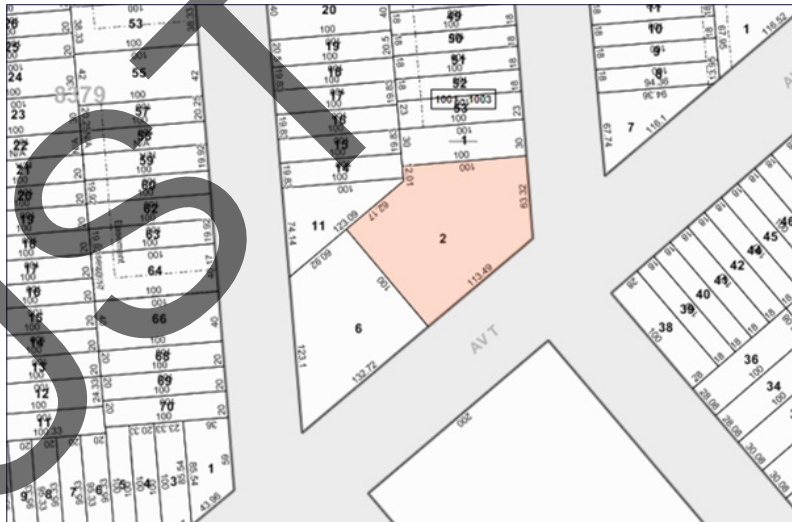
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Financial Summary

REVENUE	
Commercial Income:	\$308,508
Residential Income:	\$119,700
Reimbursements:	\$60,190
Gross Annual Income:	\$488,398
EXPENSES	
Less Expenses:	\$171,421
SUMMARY	
Net Operating Income (NOI):	\$316,976
Cap Rate	8.23%

* Please inquire for full breakdown of income and expenses

Tax Map



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