

MIX USE/5 FAMILY & STORE FOR SALE

3047 EMMONS AVE

Brooklyn, NY 11235



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



COMMERCIAL
ACQUISITIONS

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

SPACE DETAILS

BETWEEN

Haring St & Brown St

SIZE

Lot (Irregular) - 2,204 SF
Building - 3,522 SF

ZONING

R5, R4-1, C2-2, SB

TAXES

\$22,429

PRICE

\$1,999,000

NEIGHBORHOOD

Sheepshead Bay

BLOCK & LOT

08797-0065

STORIES

2

COMMENTS

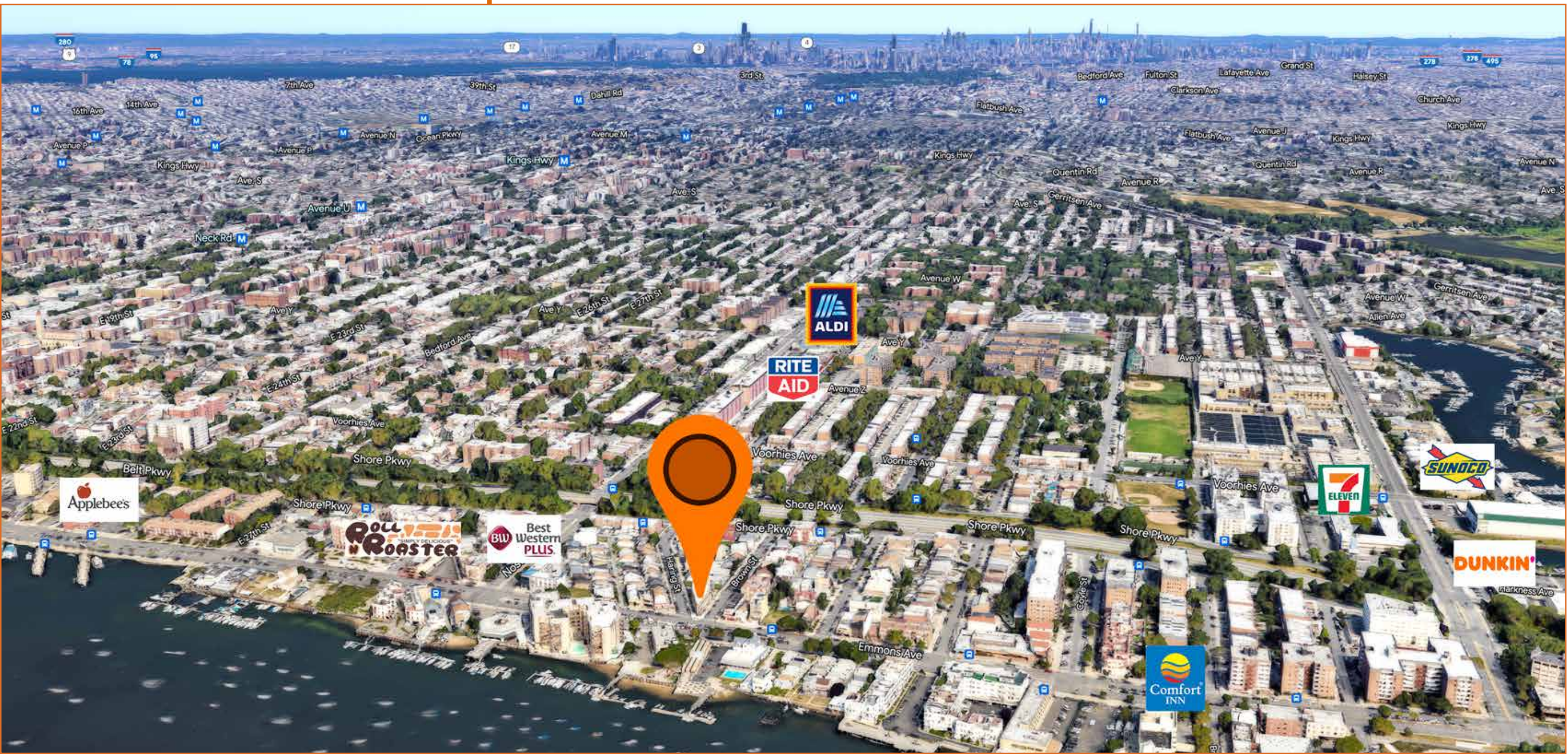
- 5 Apartments | 1 Commercial Space
- Great Upside
- Good location

TRANSPORTATION

B4 **B44** **B44-SBS**

NEIGHBORING TENANTS

- ALDI
- Rite Aid
- Applebee's
- Dunkin
- Restaurants
- Healthcare
- Hotels
- Sunoco



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

INCOME & EXPENSES

1st Floor

Monthly Rent

Unit A	1 Bedroom	\$1,950	(Lease Exp 12/31/24)
Unit B	1 Bedroom	\$1,950	(Lease Exp 01/31/25)
Unit C	Commercial	\$2,500	(Lease Exp 05/31/24)

2nd Floor

Unit 1	2 Bedroom	\$2,100	(Lease Exp 09/30/24)
Unit 2	2 Bedroom	\$2,400	(Lease Exp 09/30/24)
Unit 3	1 Bedroom	\$1,950	Month to Month Lease

Monthly Income	\$12,850
Total Yearly	\$154,200

Yearly Expenses:

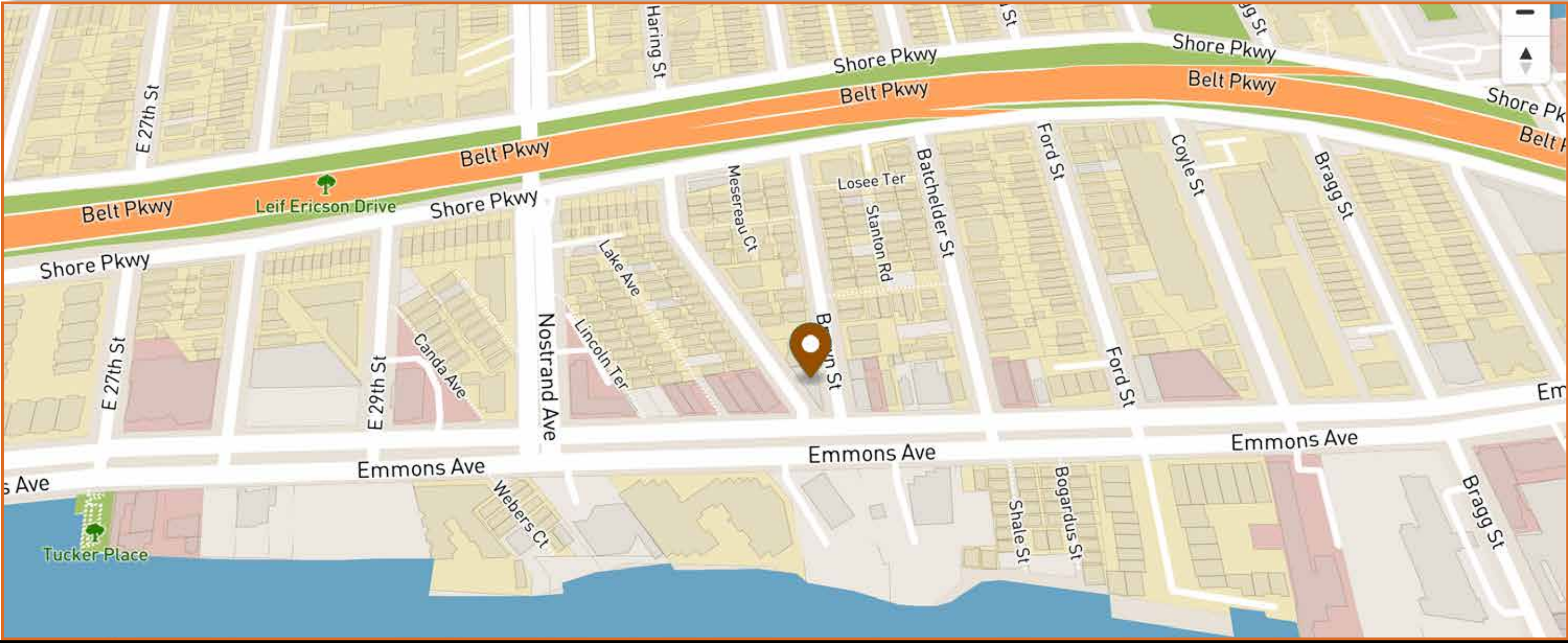
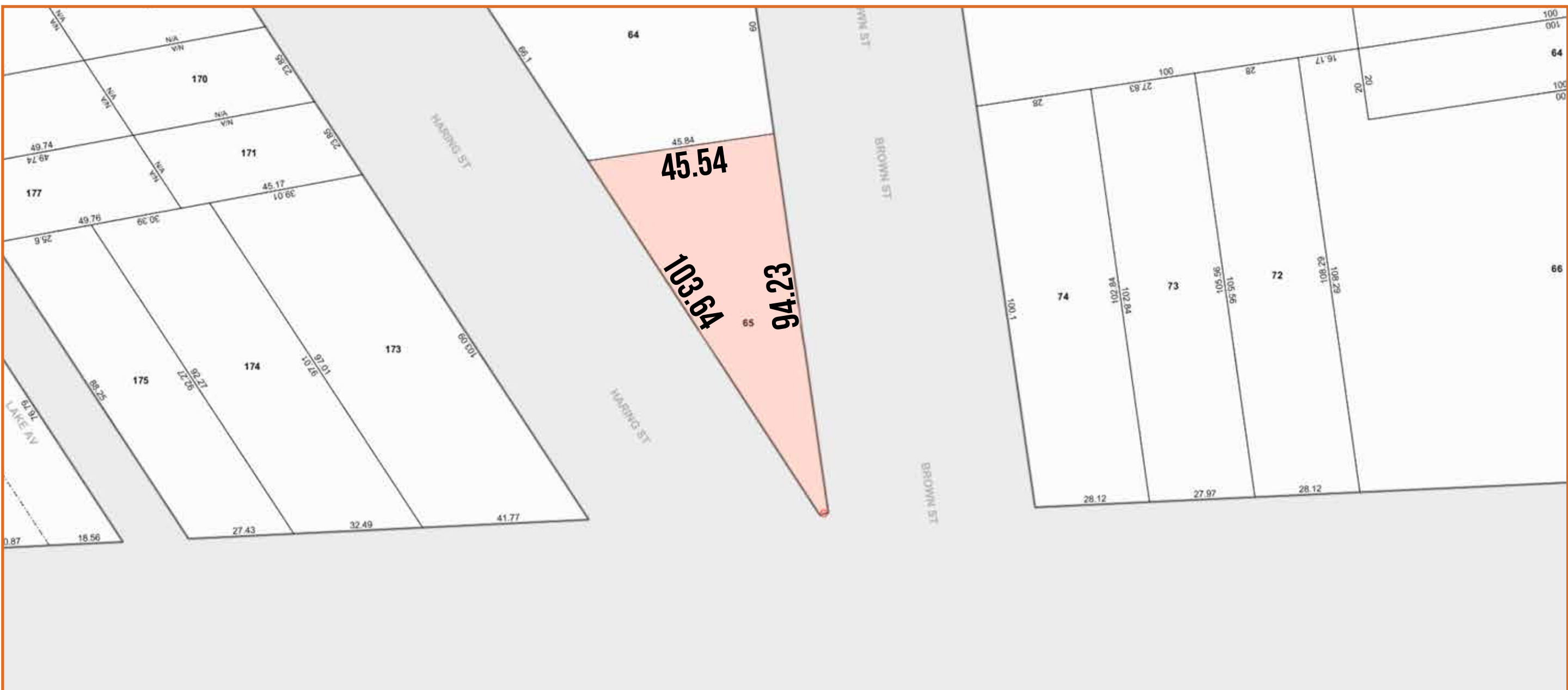
Insurance	\$5,000
Tax	\$22,429
Water	\$6,000
Heat	\$6,000
Electric	\$200
Total:	\$39,629

Annual Expenses	\$154,200
	-\$39,629

NOI	\$114,571
------------	------------------

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

3047 EMMONS AVE



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

3047 EMMONS AVE

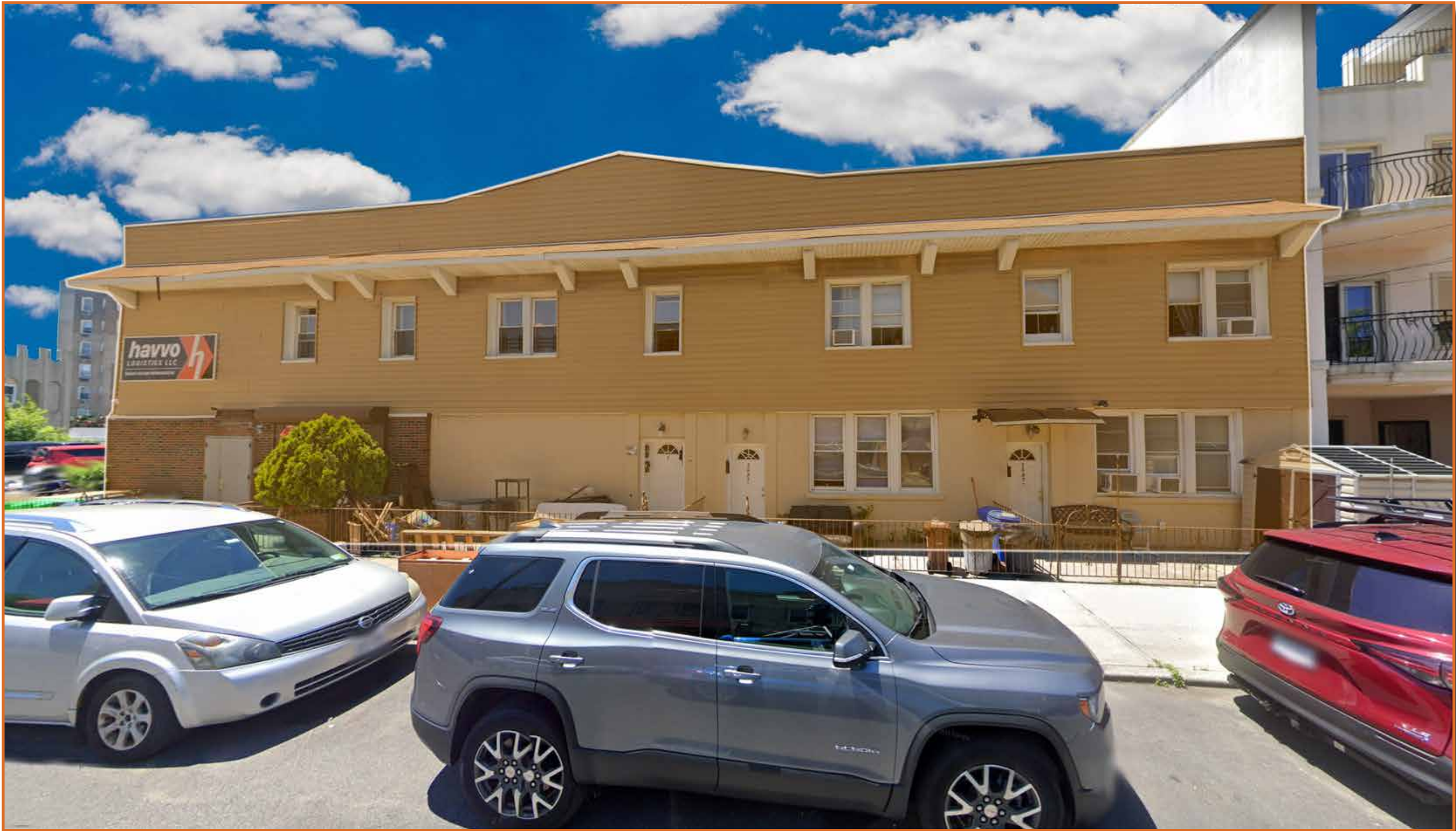


FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

3047 EMMONS AVE



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

DIRECT. 917.939.3760

Arsen@CommercialACQ.com

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 | 718.513.1889 | ARSEN@COMMERCIALACQ.COM | COMMERCIALACQ.COM

Commercial Acquisitions Inc. Has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS MAY BE APPROXIMATE.