

7 FAMILY BUILDING AND LOT FOR SALE
2414-2418 WEST 1ST STREET
Brooklyn, NY 11223



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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

2414-2418 WEST 1ST STREET

LOCATION INFO

Avenue Y & Avenue X

LOT SIZE:

2414 West 1st Street - 40 ft x 100 ft

2418 West 1st Street - 20 ft x 100 ft

BUILDING SIZE: - 30 ft x 55 ft

NEIGHBORHOOD

Gravesend

STORIES

2

TRANSPORTATION



NEIGHBORING TENANTS

- Dunkin'
- Rite-Aid
- Public Library
- Cuccio's Bakery
- Knapp Pizza ii
- Chase Bank
- Burger King
- T-Mobile

ADDRESS

2414 West 1st

2418 West 1st

TAX

\$16,844

\$3,314

BLOCK & LOT

07194-0012

07194-0014

ZONING

R4, C1-2, OP

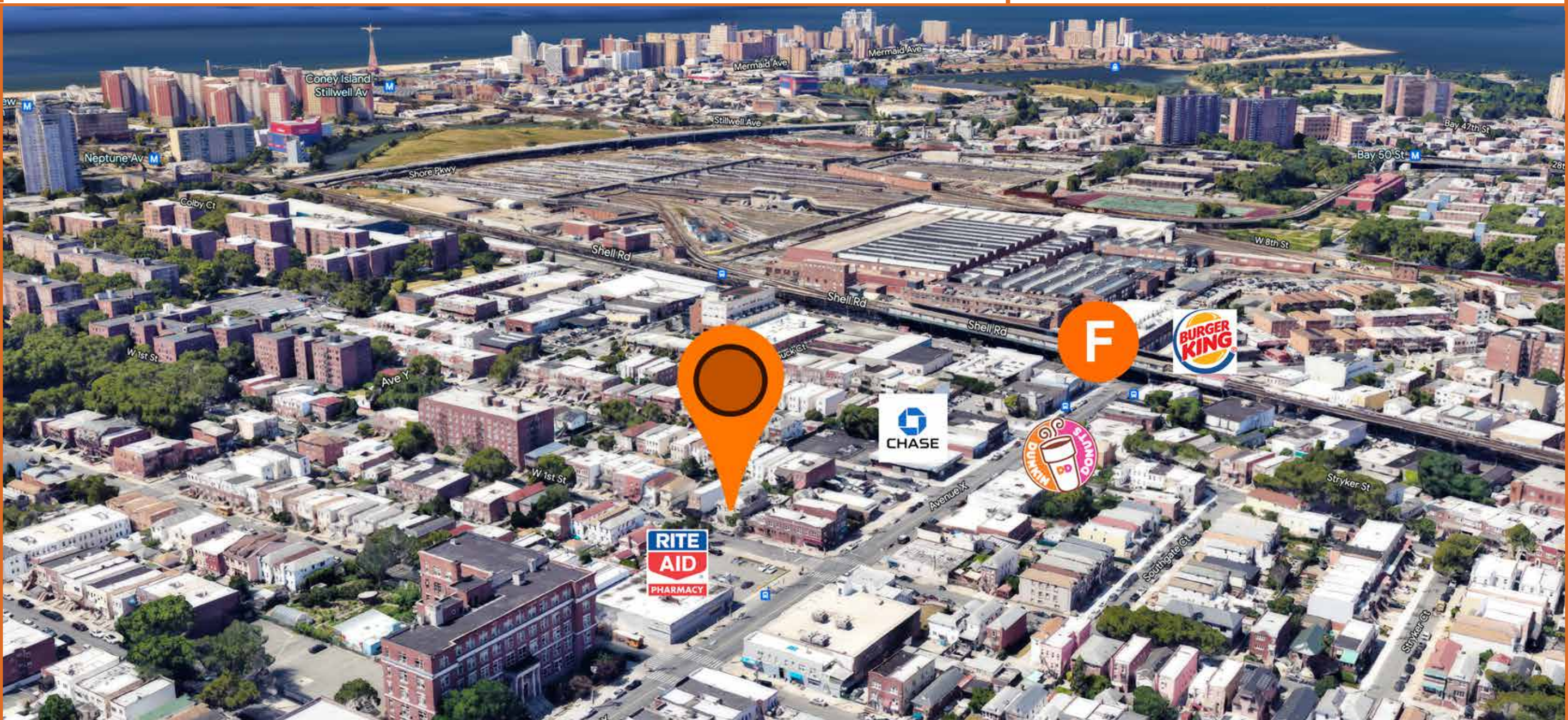
R4, C1-2, OP

PACKAGE PRICE

\$3,000.000

NOTES:

- Rare Investment Opportunity In Gravesend Area To Buy A Detached Seven Family On A Double Lot.
- 6 Parking Spots



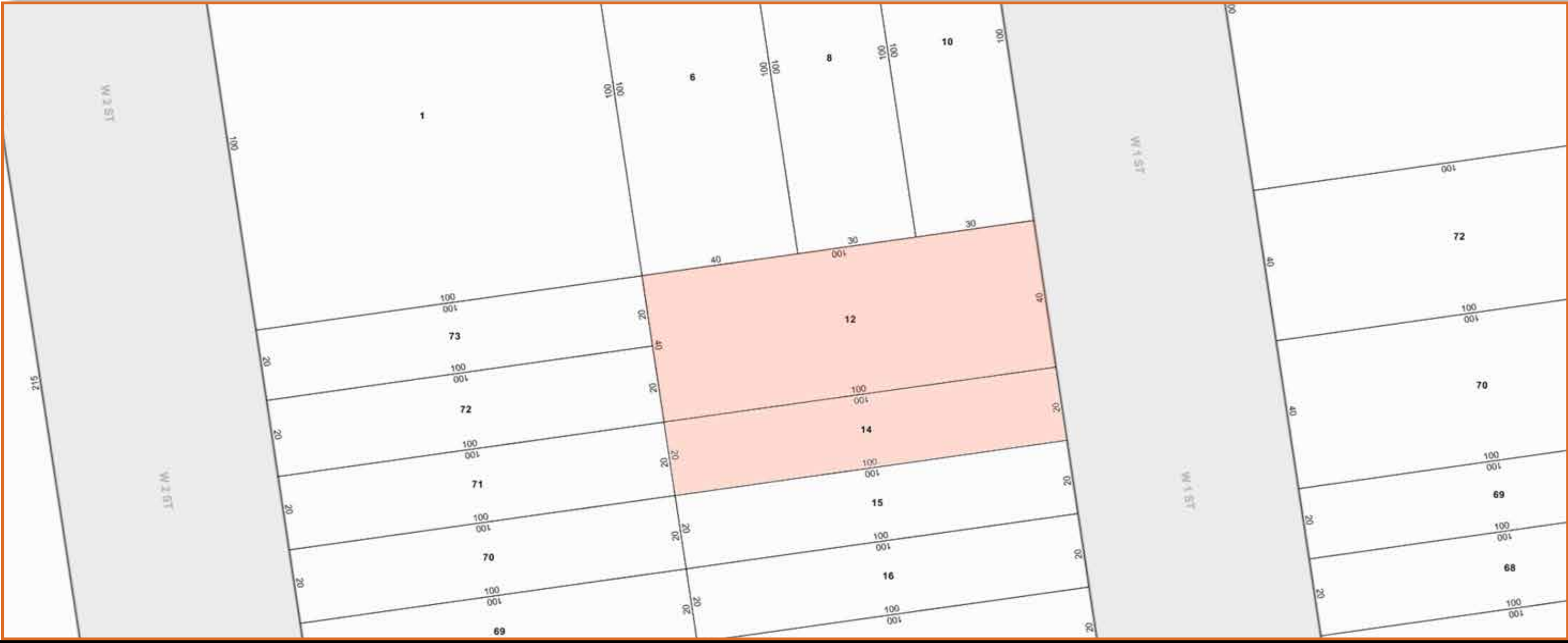
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INCOME & EXPENSES

UNITS	Monthly Rent	
1R	3 Bedroom	\$2,600 (Lease Exp 03/31/24)
1F	2 Bedroom	\$2,400 *Vacant - Projected*
2R	2 Bedroom	\$2,200 (Lease Exp 01/31/25)
2F	2 Bedroom	\$2,100 (Lease Exp 02/28/25)
3R	1 Bedroom	\$1,650 (Lease Exp 04/30/24)
3F	1 Bedroom	\$1,600 (Lease Exp 06/30/23)
LL	3 Bedroom	\$2,300 (Lease Exp 03/31/24)
Parking	6 Spots	\$1,800
Monthly Income	\$16,650	
Total Yearly	\$199,800	
Yearly Expenses:		
Insurance	\$5,000	
Tax for both lots	\$20,158	
Water	\$4,000	
Utilities	\$2,000	
Total:	\$31,158	
Annual Expenses	-\$31,158	
NOI	\$168,642	(All Tenants Pay Their Own Heat)

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CERTIFICATE OF OCCUPANCY APR 29 1958

Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at
2414 West 1st Street, West Side, 100' 0" South of Avenue I

Block **7194** Lot **12**

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~Alt. No.~~ Alt. No.— **1792/1945**

Construction classification— **brick, non-fireproof**

Occupancy classification— **class "A" multiple dwelling - heretofore** Height **base. & 3** stories, **32' 6"** feet.

Date of completion— **converted** . Located in **Residence** Use District.

D Area Height Zone at time of issuance of permit

compr. 12/2/57, plus 11/25/57, H.D. 12/26/57

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
basement	ground	-	-	-	one (1) family
first	40	-	-	-	two (2) families
second	40	-	-	-	two (2) families
third	40	-	-	-	two (2) families
TOTAL - seven (7) families					
Class "A" Multiple Dwelling - Heretofore Converted					
Fire Department approval dated December 27, 1957 (fuel oil)					

2414-2418 WEST 1ST STREET



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

DIRECT. 917.939.3760

Arsen@CommercialACQ.com

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

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