

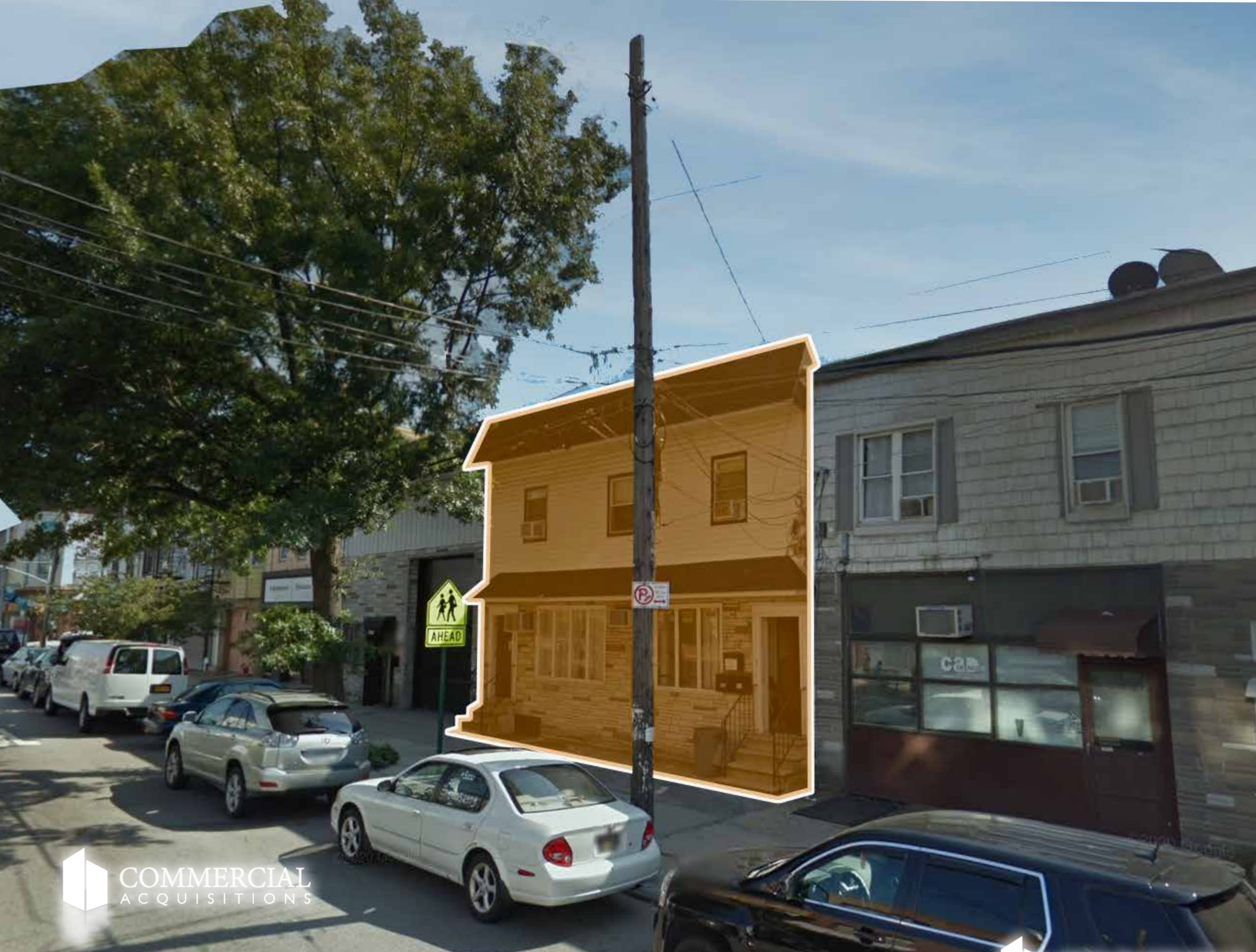
**MIXED USE BUILDING FOR SALE**

**1628-B BATH AVENUE**

**Brooklyn, NY 11214**



**COMMERCIAL**  
ACQUISITIONS  
REALTY SERVICES



COMMERCIAL  
ACQUISITIONS

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



# SPACE DETAILS

## BETWEEN

Bay 13th St & Bay 14th St

## SIZE

Lot - 34 ft x 29 ft  
Building - 34 ft x 29 ft

## ZONING

R4, C2-2i

## TAXES

\$4,487

## PRICE

\$ 850,000 6.2% CAP

## NEIGHBORHOOD

Bath Beach

## BLOCK & LOT

06431-0039

## STORIES

2

## COMMENTS

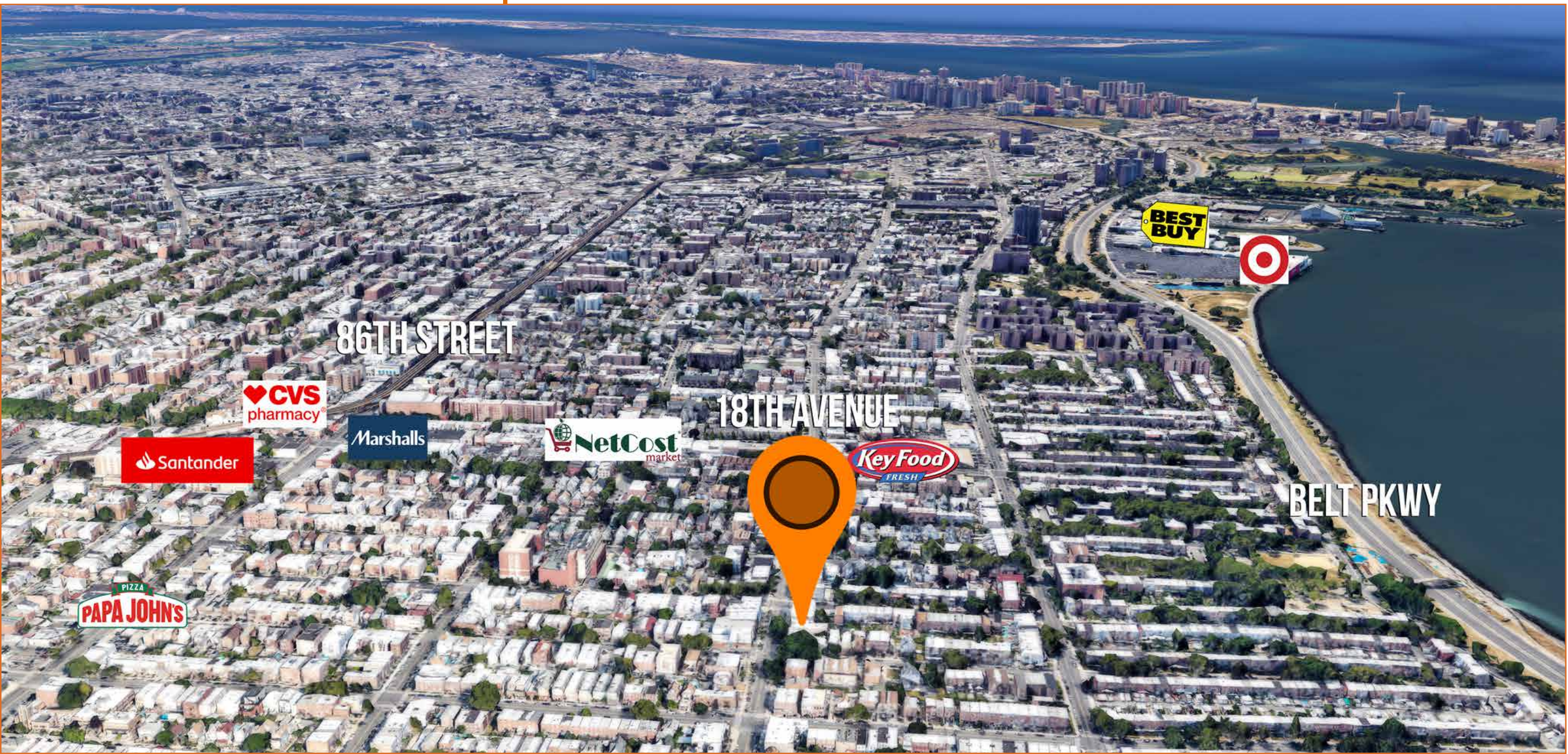
- One Store & Two Apartments
- Great Upside
- Good location

## TRANSPORTATION



## NEIGHBORING TENANTS

- CVS
- Key Food
- Target
- Best Buy
- Restaurants
- Healthcare
- Kohl's
- BJ's



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



# INCOME & EXPENSES

# 1 STORE AND 2 APARTMENTS

Unit		Monthly Rent				
Ground Floor	Store	\$2,184	4.0%	Annual Increase	Lease exp	1/31/25
2FL Rear	Studio Apt	\$1,250			Lease exp	9/30/23
2FL Front	1 Bedroom	\$1,600			Lease exp	5/31/23

**Total Monthly Income** \$5,034  
**Total Yearly** \$60,408

## Yearly Expenses:

Insurance \$4,087  
ConEd \$500  
Heat \$4,177  
Taxes \$4,487

**Total:** \$13,251

Reimbursement from tenants -\$5,333

Landlord obligation \$7,918

**Annual** \$60,408

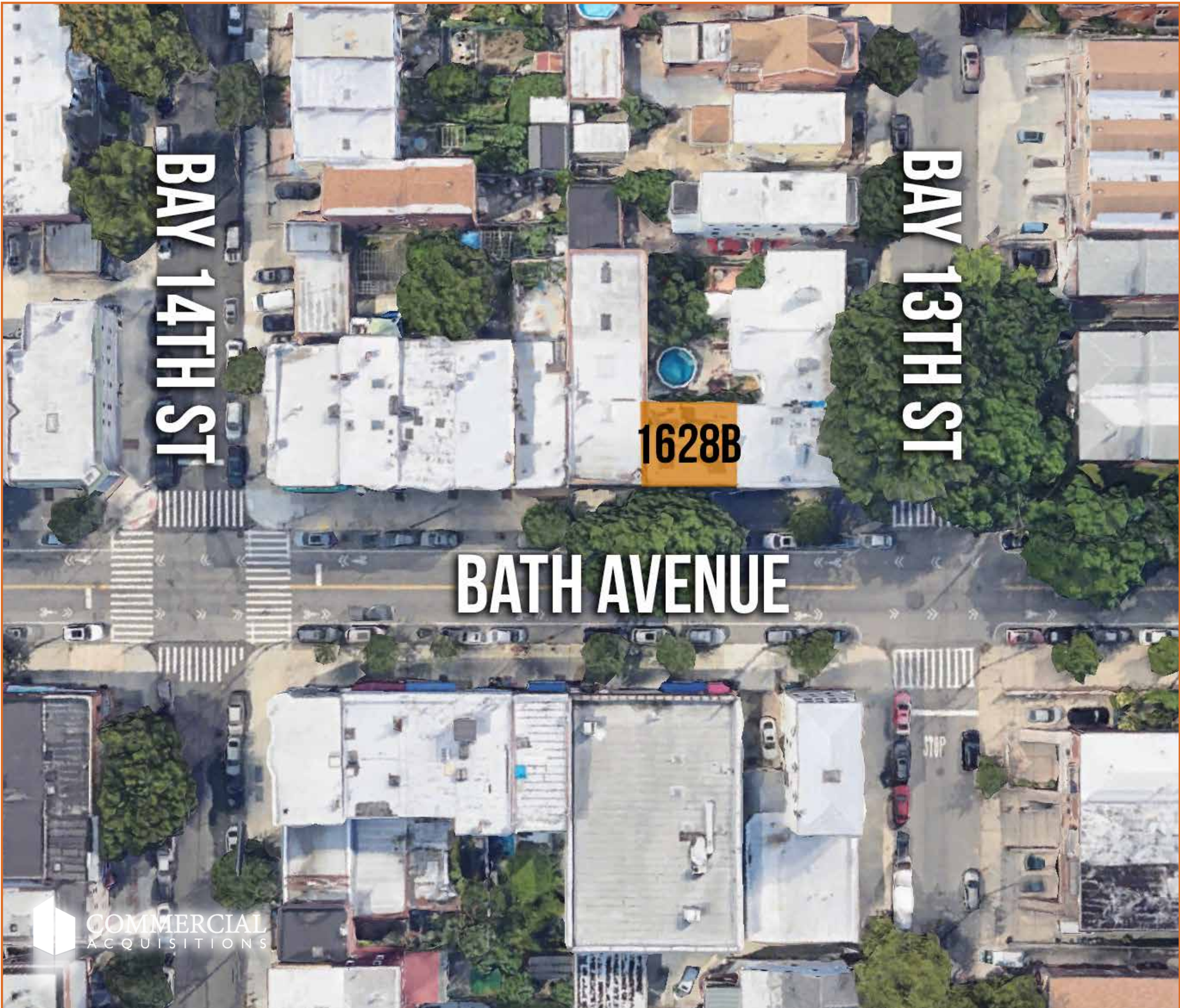
**Expenses** -\$ 7,918

**NOI** \$52,490

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



**1628-B BATH AVENUE**



**BAY 14TH ST**

**BAY 13TH ST**

**1628B**

**BATH AVENUE**



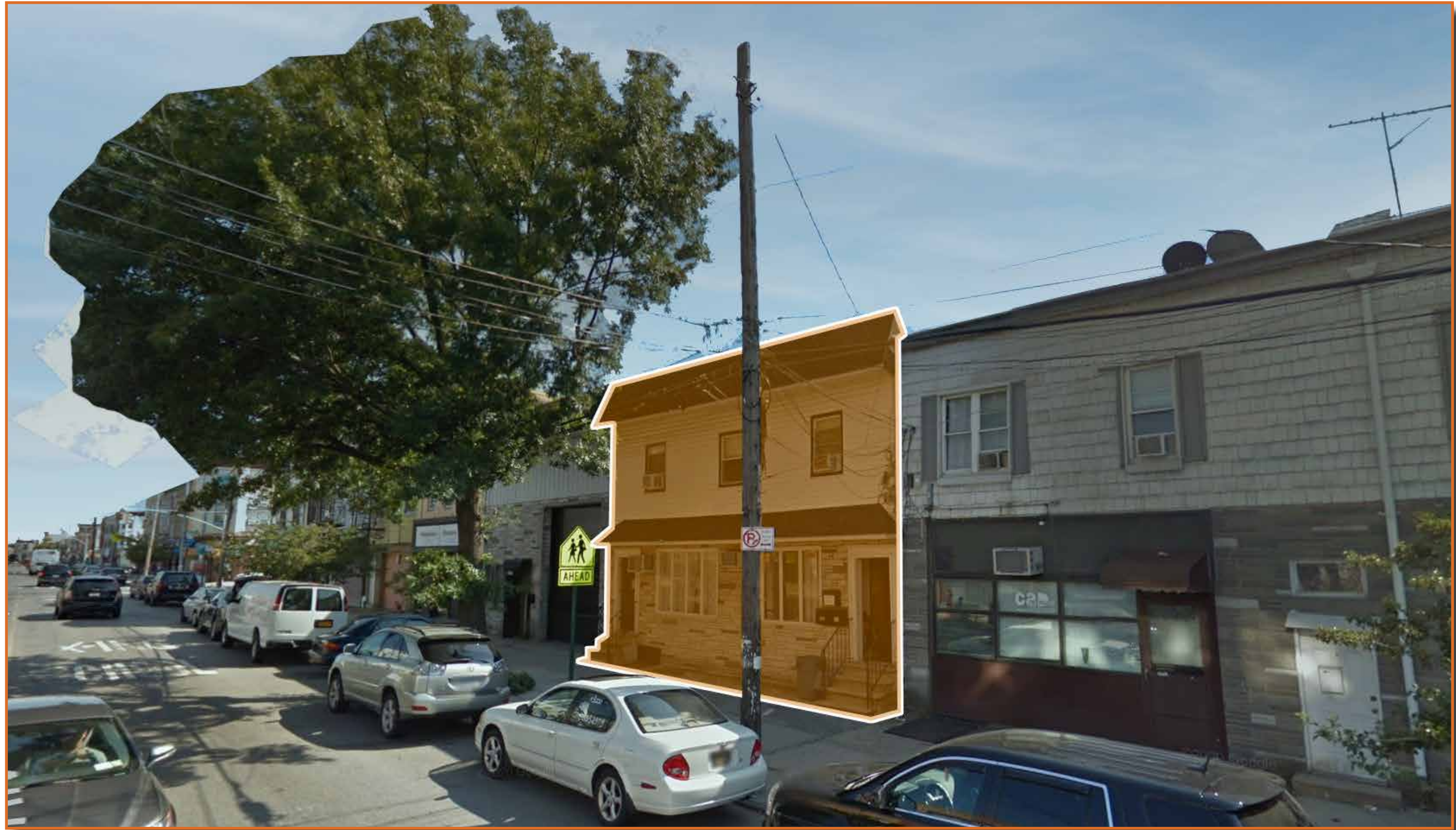
**FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700**



# 1628-B BATH AVENUE



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.