

MIXED-USE BUILDING FOR SALE

205 AVENUE U

BROOKLYN, NY 11223



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



COMMERCIAL
ACQUISITIONS
REALTY SERVICES

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

PROPERTY DETAILS

LOCATION INFO

CORNER WEST 5TH & AVE U

SIZE

TOTAL: 5,000 SF

BUILDING SIZE

20 FT X 90 FT

LOT SIZE

20 FT X 100 FT

PROPERTY TAX

\$24,585/YEAR

ASKING PRICE

\$1,899,000

NEIGHBORHOOD

GRAVESEND

BLOCK & LOT

07101-0051

ZONING

R5B, C2-3

Potential Rent Roll

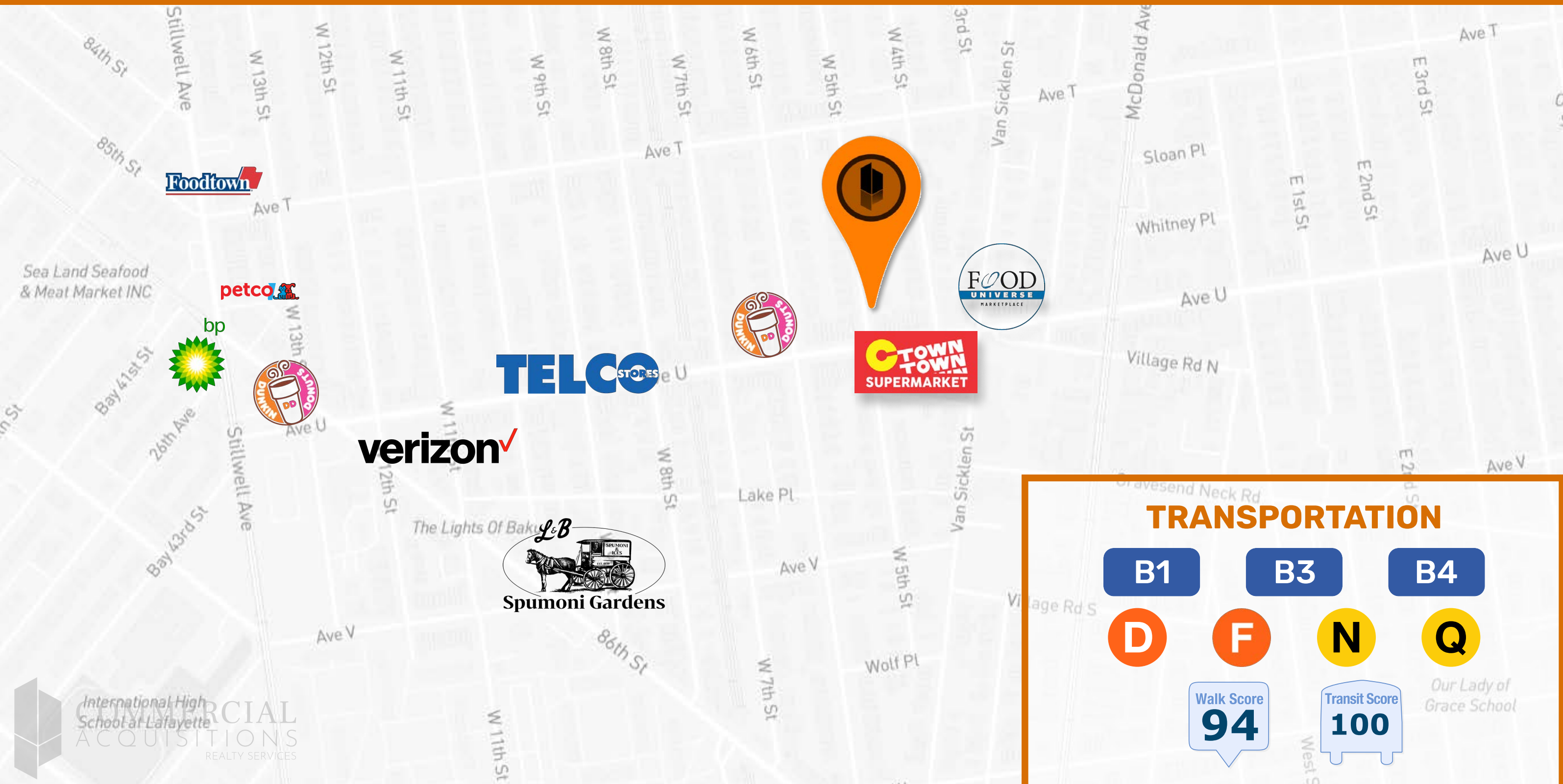
Lower Level Front	\$1,500/Month
Lower Level Rear	\$2,000/Month
1st Floor Store	\$4,000/Month
1st Floor Rear	\$3,000/Month
2nd Floor Front	\$2,500/Month
2nd Floor Rear	\$3,000/Month
Garage	\$500/Month
Potential Annual Income	\$198,000/Year

COMMENTS

- MIXED-USE BUILDING FOR SALE
- CAN BE DELIVERED VACANT
- IDEAL FOR OWNER OCCUPIED
- 20 FT FRONTAGE ON AVE U
- CLOSE ACCESS TO PUBLIC TRANSPORTATION

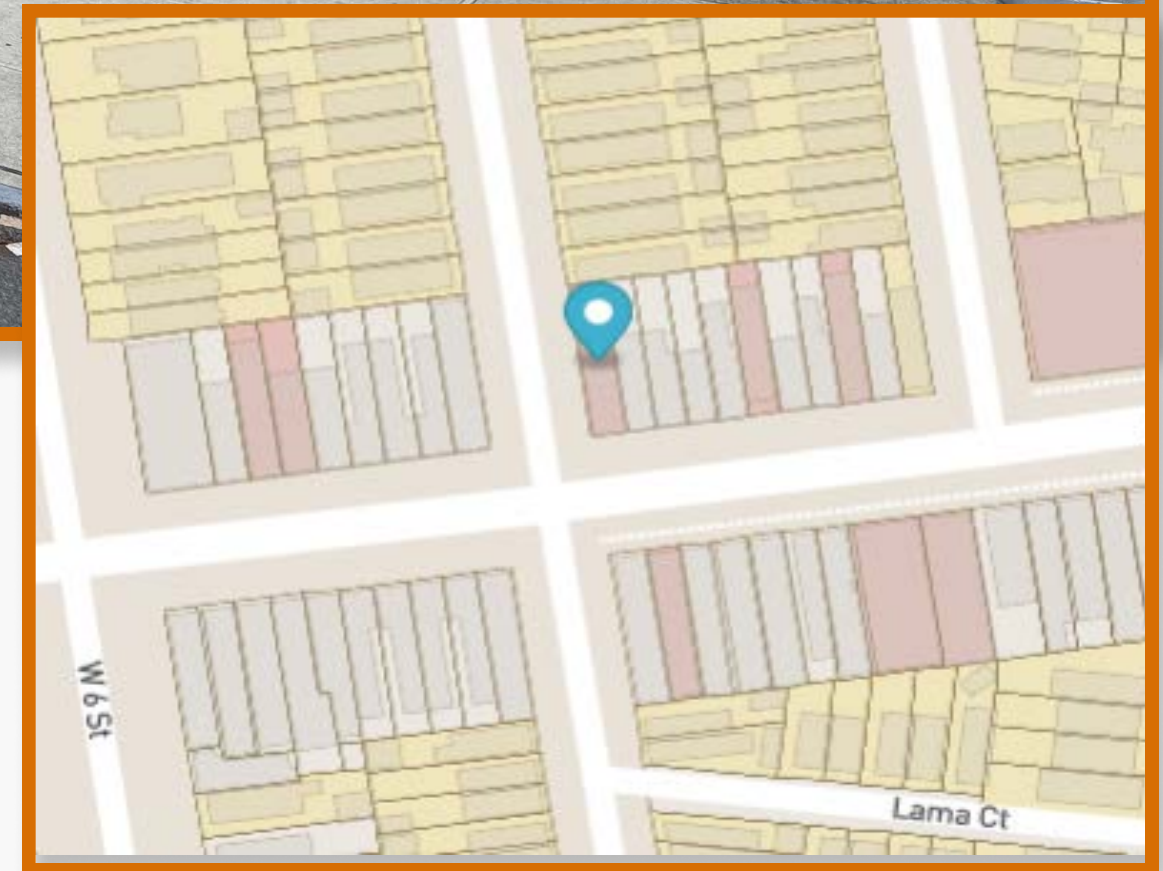
NEIGHBORHOOD TENANTS

- C-TOWN
- TELCO
- VERIZON
- PETCO
- DUNKIN'
- BP
- FOOD TOWN
- FOOD UNIVERSE



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

205 AVENUE U



CONTACT EXCLUSIVE BROKER



ARSEN ATBASHYAN
CELL: 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 ☎ 718.517.8700 ✉ 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.