

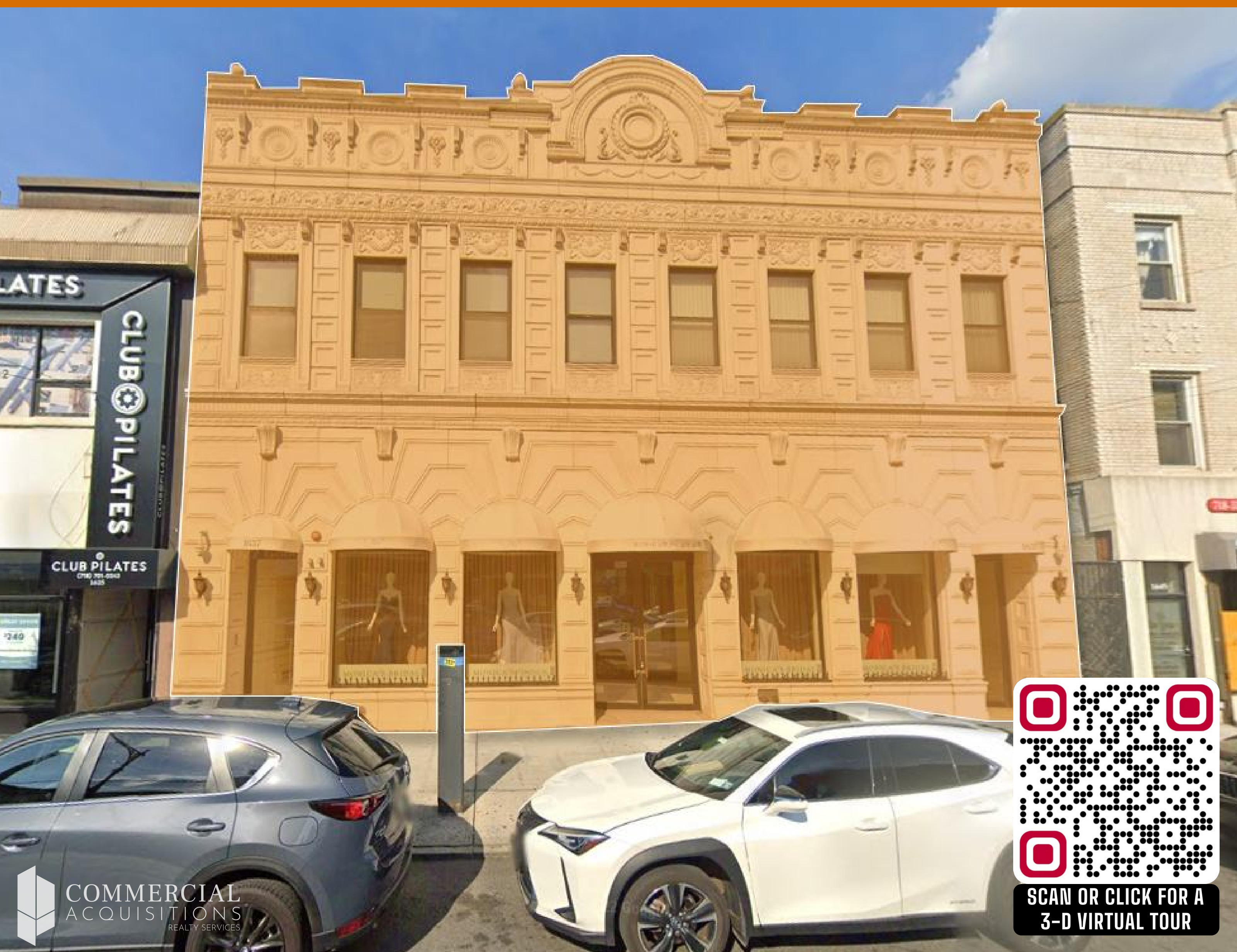
MIXED-USE BUILDING FOR SALE

1637 SHEEPSHEAD BAY ROAD

BROOKLYN, NY 11235



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



SCAN OR CLICK FOR A
3-D VIRTUAL TOUR

COMMERCIAL
ACQUISITIONS
REALTY SERVICES

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

PROPERTY DETAILS

LOCATION INFO

BTW JEROME AVE & VOORHIES AVE

NEIGHBORHOOD

SHEEPSHEAD BAY

SIZE

LOT - 50 FT X 177 FT

BLOCK & LOT

07462-0059

ZONING

C4-2

COMMERCIAL

1 UNIT - GROUND FLOOR & LOWER LEVEL

RESIDENTIAL

4 UNITS - 2ND FLOOR

OFFERING PRICE

\$7,500,000

TRANSPORTATION

B4 B36 B49

N B F Q

Walk Score
98

Transit Score
83

COMMENTS

- 50 FT FRONTAGE ON SHEEPSHEAD BAY ROAD
- UNUSED FAR: 15,729 SF
- WALKING DISTANCE TO SUBWAY STATION
- HIGH TRAFFIC AREA



INCOME

COMMERCIAL

GROUND FLOOR (NNN TENANT)

RESIDENTIAL

UNIT 2A - 2 BEDROOMS

UNIT 2B - 2 BEDROOMS

UNIT 2C - 1 BEDROOM

UNIT 2D - 2 BEDROOMS

TOTAL GROSS INCOME

OPERATING EXPENSES

INSURANCE

WATER

SPRINKLER/FIRE ALARM

REAL ESTATE TAXES

TOTAL OPERATING EXPENSES

NET OPERATING INCOME

CAP RATE

10,350 SF

PROSPECTIVE RENT

2,800 SF

RENT ROLL

\$465,750.00

RENT ROLL

\$24,000.00

\$25,200.00

\$21,600.00

\$24,000.00

\$560,550.00

\$13,000.00

\$1,500.00

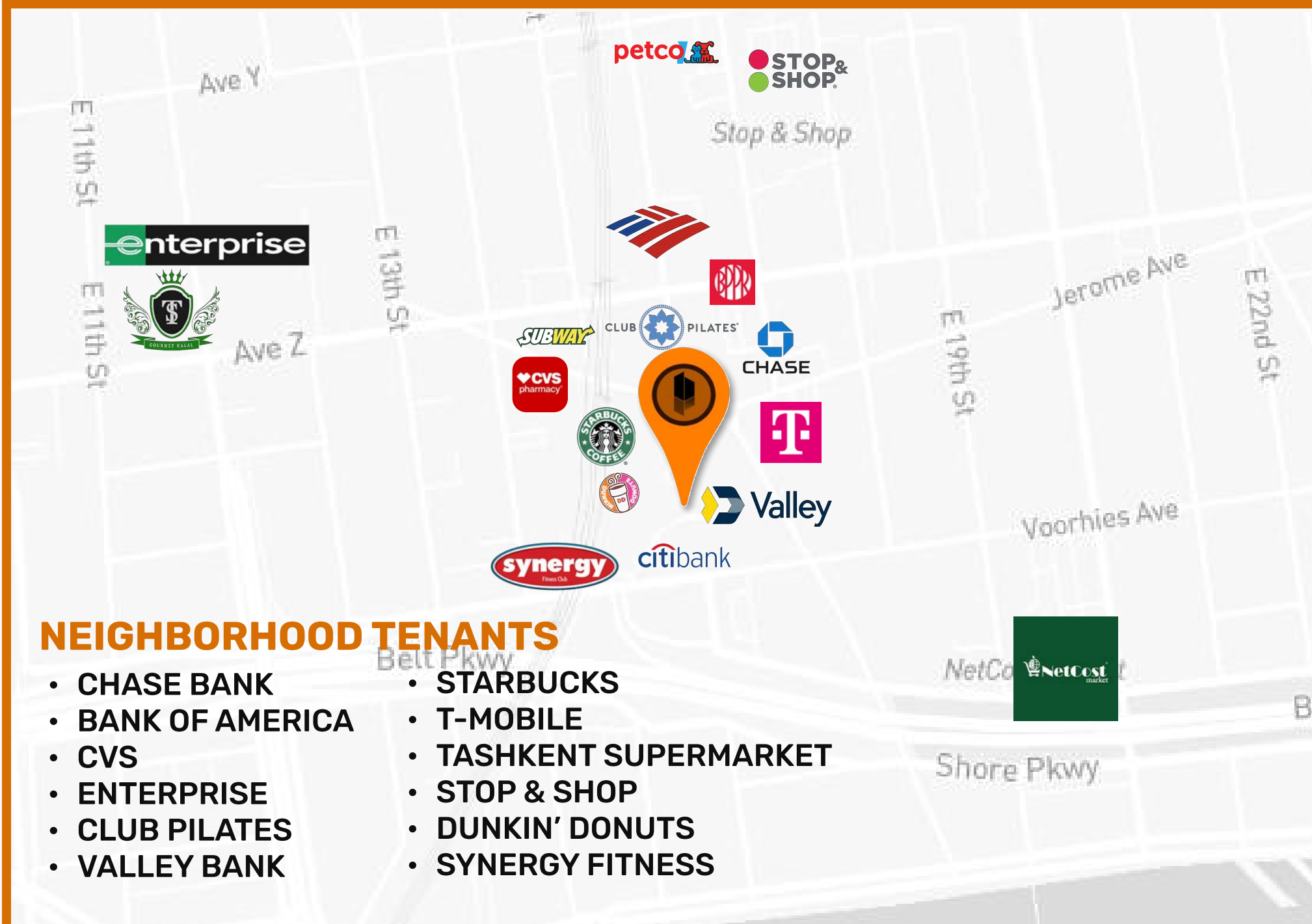
\$2000.00

\$88,589.00

\$105,089.00

\$445,461.00

6.00%

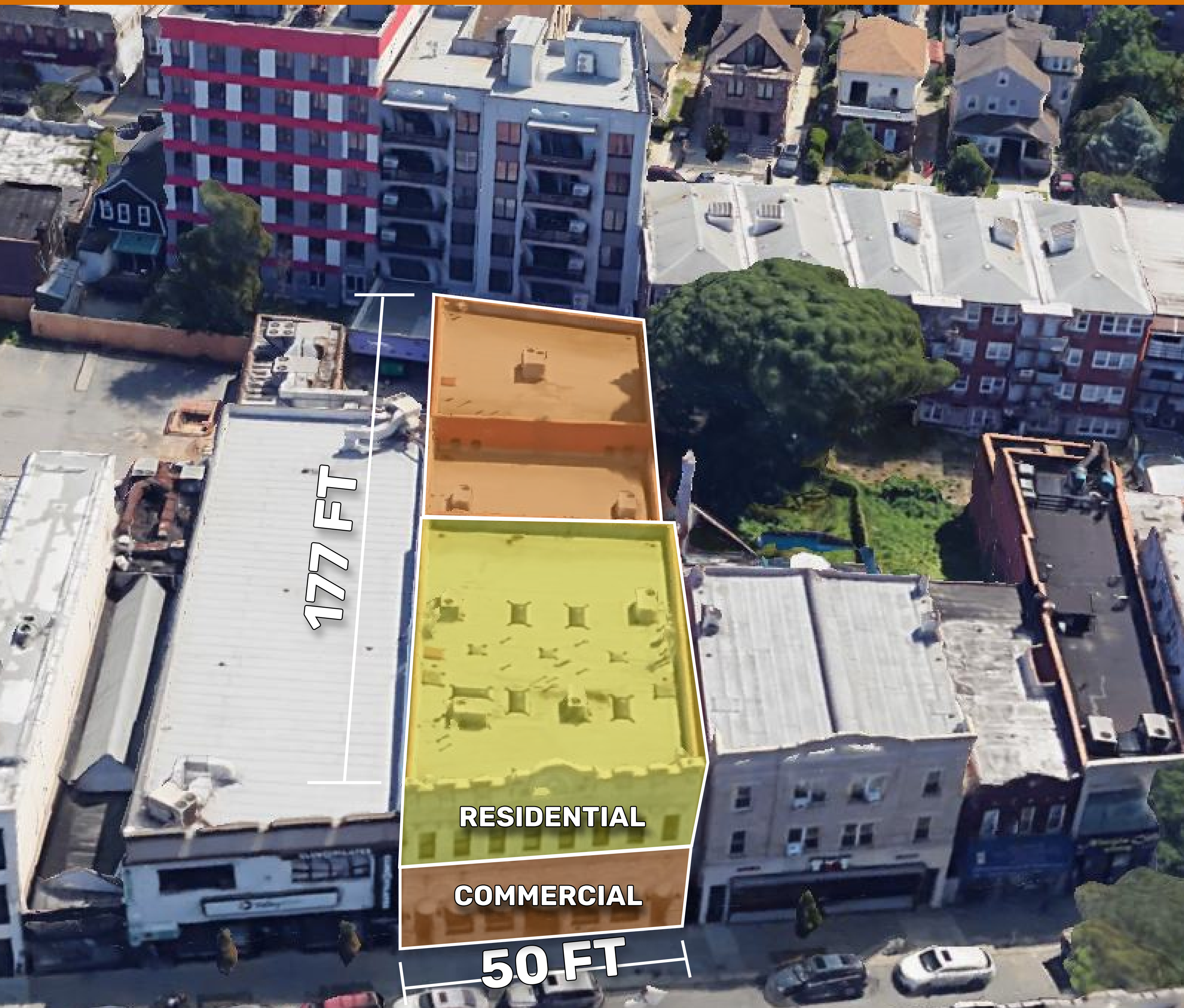


NEIGHBORHOOD TENANTS

- CHASE BANK
- BANK OF AMERICA
- CVS
- ENTERPRISE
- CLUB PILATES
- VALLEY BANK
- STARBUCKS
- T-MOBILE
- TASHKENT SUPERMARKET
- STOP & SHOP
- DUNKIN' DONUTS
- SYNERGY FITNESS

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1637 SHEEPSHEAD BAY ROAD



177 FT

RESIDENTIAL

COMMERCIAL

50 FT

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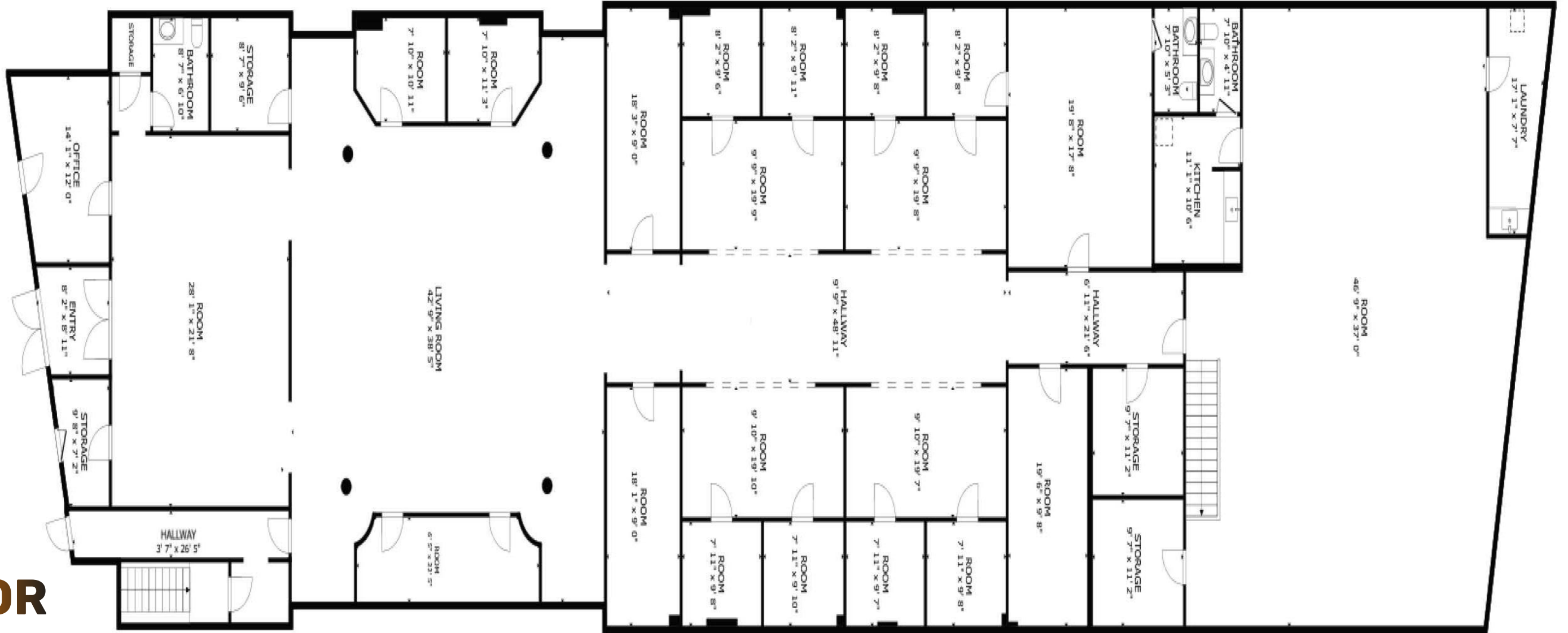


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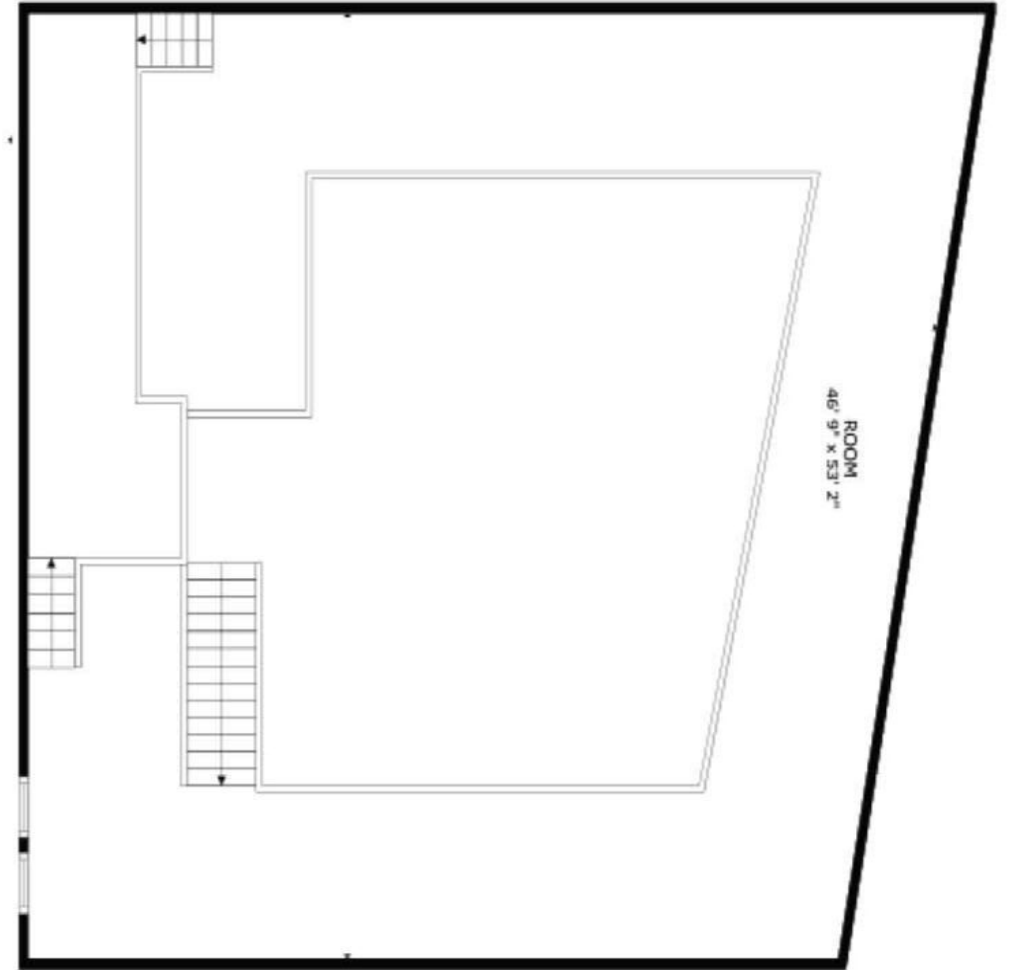
1ST FLOOR



LOWER LEVEL



MEZZANINE (22 FT CEILING)



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1637 SHEEPSHEAD BAY ROAD



THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH BROOKLYN

DATE MAR 08 1996

NO. 244728

This certificate supersedes C.O. NO

ZONING DISTRICT C4-2

THIS CERTIFIES that the ~~new~~—~~altered~~—~~existing~~—~~existing~~—premises located at

Block 7462 **Lot** 59

1637-1641 Sheepshead Bay Road

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

| STORY | LIVE LOAD LBS PER SQ FT | MAXIMUM NO OF PERSONS PERMITTED | ZONING DWELLING OR ROOMING UNITS | BUILDING CODE HABITABLE ROOMS | ZONING USE GROUP | BUILDING CODE OCCUPANCY GROUP | DESCRIPTION OF USE |
|--------|-------------------------------|--|---|--|---------------------|--|--------------------------|
| Cellar | 0G | | | | | | Meter/Boiler Room |
| 1st | 120 | 100 | | | 6 | C | Stores |
| 2nd | 40 | | | | | | Two (2) Family NO CHANGE |

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1637 SHEEPSHEAD BAY ROAD



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

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