

BATH BEACH
2 Story Legal 4 Family Corner Building For Sale
2348 Benson Avenue Brooklyn, NY 11214
Built 1924– 4 Units and 3 Parking Spaces



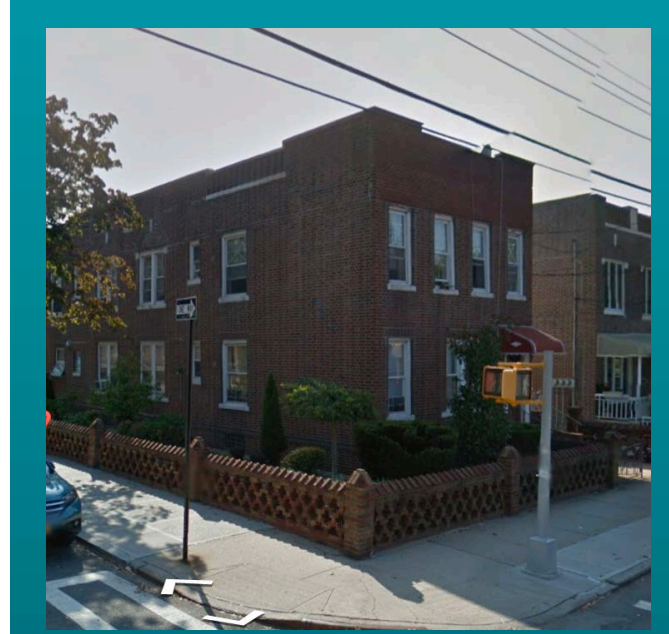
Property Information

Address: 2348 Benson ave. Brooklyn Ny
 Neighborhood: Gravesend/ Bensonhurst
 Cross Streets: Benson Ave. & 86th St.
 Block: 6874
 Lot: 52
 Lot Size: 38.5 SF x 90 SF

Building Information

Building Size: 24 SF x 75 SF
 Year Built: 1924
 Zoning: R5
 Stories: 2
 Total Units: 4 UNITS
 Building SF: 3,600 SF

 Lot SF: 3,460 SF
 Residential FAR: 1.25
 Commercial FAR: 0
 Facility FAR: 2
 Taxes (17/18): \$10,416



Asking Price: \$1,980,000.00

The Offering:

EXIT Realty Professionals has been retained to exclusively represent ownership in the sale of the multi-family building at 2348 Benson Avenue in the Bath Beach section of Brooklyn. Close to good schools, 1 block away from 86th street- a major corridor lined with national and local retailers , restaurants , shopping stores. Transportation: 1 block from D subway line and few minutes walking distance from N & W subway lines .

The building is approx. 3,600 SF . A 2 story property, corner 4 family brick building (all free market) comes with 3 car parking spaces. 1st floor: (1) Three bedroom apartment (Proj rent \$2000); (1) one bedroom apartment - rent \$1000 and 2nd floor: (1) two bedroom apartment - rent \$ 1700 and (1) Three bedroom apartment - rent \$1800 . Tenants pay for all utilities (Electric and Fuel-Gas) . No leases . 3 Parking Spaces: can lease aprox. \$250 each. Est. Total Gross Income: \$87,000 Per Year, Est. Expenses: \$15,066 Per Year , Net Income (NOI): \$71,934

Investment Highlights:

- Financials: \$71,934 Net Income
- 2 Stories / 3 apartments and 3 parking spaces
- Built in 1924 sold As Is .
- 3,600 SF building on a 3,460 SF lot , zoned R5
- District 21

Location Highlights :

- Close proximity to retailers, park, restaurants, groceries, schools, medical facilities, shopping, etc.
- Nearby public transportation includes: D,N & W Subway lines.

Presented by Listing Agents:

Carlos Tse
 Email: crt.equities1981@gmail.com
 Phone: 718.300.4146

Billy Fan
 Email: billfanrealty@gmail.com
 Phone: 347.260.6828