

# 228 Avenue U

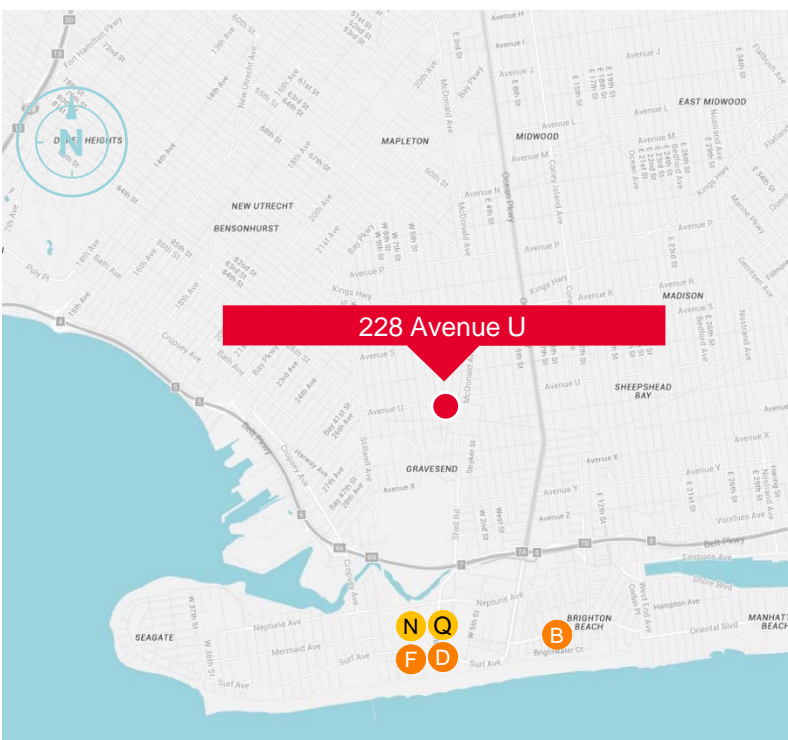
## Gravesend, Brooklyn 11223

FOR SALE

### User / Investment Opportunity



Building Features	
Location	South side of Avenue U between West 5 <sup>th</sup> Street and Van Sicklen Street
Block / Lot(s)	7122 / 10
Building(s) S.F.	3,000 (Approx.)
Building(s) Dimensions	30' x 100' (Approx.)
Stories / Units	1 / 1
Lot Dimensions	30' x 100' (Approx.)
Lot S.F.	3,000 (Approx.)
Zoning / FAR	R5 / C1-3 / 1.25
R.E. Taxes (16/17)	\$14,903 ICIP Year 8 of 15



Income					
S.F.	Rent Increases	Lease Exp.	Monthly Rent	\$/SF	Annual Rent
<b>Retail Tenant*</b>					
3,000	3% Annual	January 31 2020	\$8,234	\$33	\$98,808
* Tenant has 5 year option					
Expenses					
<b>R. E. Taxes</b>		Per Owner		<b>\$8,000</b>	
<b>Water &amp; Sewer</b>		Pass Through		-	
<b>Insurance</b>		Pass Through		-	
<b>Heating &amp; Cooling</b>		Pass Through		-	
<b>Electric</b>		Pass Through		-	
<b>Owner's Expenses</b>				<b>\$8,000</b>	
<b>Effective Gross Income:</b>				<b>\$98,808</b>	
<b>Less Expenses:</b>				<b>\$8,000</b>	
<b>Net Operating Income:</b>				<b>\$90,808</b>	

## Asking Price: \$2,325,000

For More Information, Please Contact:

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