



1843

ATLANTIC AVENUE BROOKLYN, NY 11233

FOR SALE | MIXED-USE BUILDING | BEDFORD-STUYVESANT, NY

PROPERTY INFORMATION

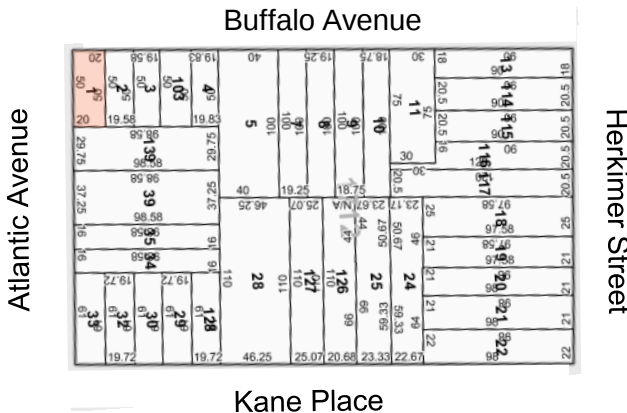
Address:	1843 Atlantic Avenue
Block_Lot:	1712_1
Lot Dimensions:	20' x 50'*
Lot SF:	1,000 SF*
Stories:	3
Building Dimensions:	20' x 45'*
Building SF:	2,700 SF*
Residential Units:	2
Residential SF:	1,800 SF*
Commercial Units:	1
Commercial SF:	900 SF*
Zoning:	R6B
FAR:	2.0
Assessment (16/17):	\$5,667
Taxes (16/17):	\$1,133

*Approximate



OFFERING SUMMARY

CPEX Real Estate has been exclusively hired to market for sale 1843 Atlantic Avenue. The three-story mixed-use building is located on the corner of Atlantic Avenue and Buffalo Avenue in Bedford-Stuyvesant, Brooklyn. The lot measures approximately 20' x 50' for a total of 1,000 square feet. The building dimensions are approximately 20' x 45' for a total building square footage of approximately 2,700. The commercial space is currently occupied by a Deli. There are two 3 bedroom apartments above the Deli.



ASKING PRICE: \$1,150,000

For Further Information, Please Contact Exclusive Sales Team:

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CPEX REAL ESTATE | 81 WILLOUGHBY STREET, 8TH FL | BROOKLYN, NY 11201 | TEL: (718) 935-1800 | FAX: (718) 935-1822 | WWW.CPEXRE.COM

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable.

Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed.

IT IS STRONGLY URGED THAT THE PROSPECTIVE PURCHASER CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE, AND ALL OTHER INFORMATION PRESENTED HEREIN.



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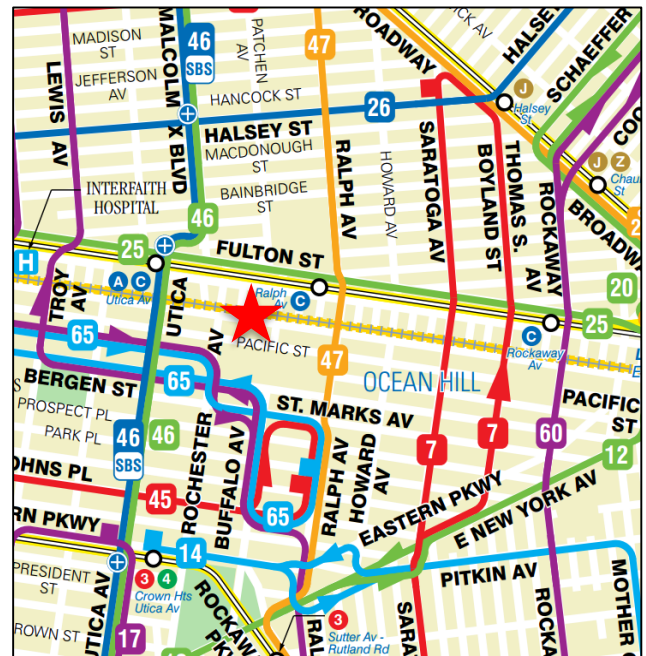
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Actual & Projected Rent Roll

Floor	Lease Terms	BR	NSF ¹	Actual PPSF	Actual Monthly	Actual Annual	Proj. PPSF	Proj. Monthly	Proj. Annual
Retail + Basement	MTM	N/A	1175	\$30	\$2,900	\$34,800	\$31	\$3,000	\$36,000
2nd Floor Apt.	MTM	3	810	\$27	\$1,800	\$21,600	\$30	\$2,000	\$24,000
3rd Floor Apt.	MTM	3	810	\$28	\$1,900	\$22,800	\$31	\$2,100	\$25,200
Total:			2,795		\$6,600	\$79,200		\$7,100	\$85,200

Projected Revenue	
Commercial Income	\$36,000
Residential Income	\$49,200
Gross Annual Income	\$85,200
Less Vacancy & Collection Loss (3%)	\$2,556
Effective Gross Income	\$82,644
Expenses	
Real Estate Taxes (16/17)	\$1,133
Water/Sewer	\$2,700
Insurance	\$2,700
Electric (Common Area)	\$675
Heat	\$3,645
Repairs & Maintenance	\$2,479
Total Expenses	\$13,332
Summary	
Effective Gross Income (EGI)	\$82,644
Less Expenses	\$13,332
Net Operating Income (NOI)	\$69,312
PPSF	\$426
Cap Rate	6.03%



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