

EXCLUSIVE OFFERING

4021 18th AVENUE, BROOKLYN, NY 11218

**2-Story Kensington Mixed Use Building | 2,160± SF
Ground Floor Retail & Large Apartment**



Ronald H. Cohen, Chief Sales Officer
(646) 424-5317
rcohen@besenassociates.com
www.besengroup.com

Kevin Butz, Associate
(646) 424-5326
kbutz@besenassociates.com
www.besengroup.com



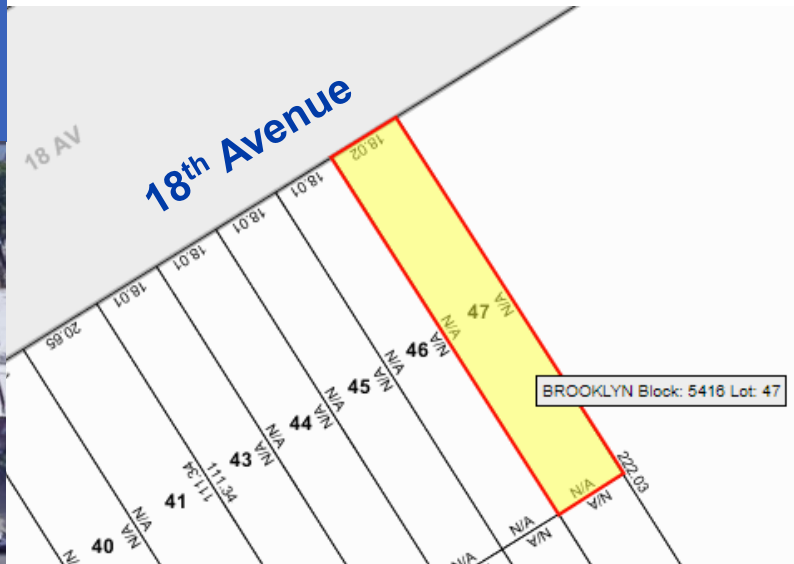
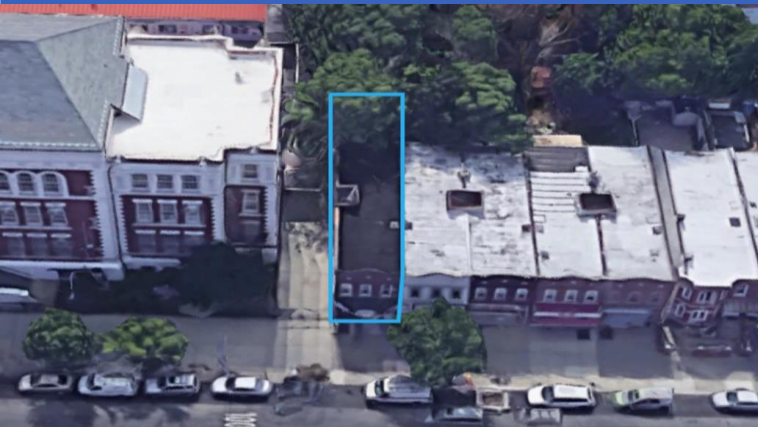


Besen & Associates, as exclusive agent for Ownership, is pleased to offer for sale 4021 18th Avenue (the "Property") located between Ocean Parkway and Seton Place in the Kensington neighborhood of Brooklyn. Built circa 1933, this 2-story, 2,160± SF mixed-use building contains one second-story apartment and one ground floor retail space. It is in close proximity to the 18th Avenue Station on the [F] subway train and has an MTA bus stop for the eastbound & westbound B8 buses directly in front of the building. There are several prominent retailers in the area.

Asking Price: \$1,195,000

2-Story Kensington Mixed Use Building | 2,160± SF
Ground Floor Retail & Large Apartment

PROPERTY DETAIL	
Neighborhood	Kensington, Brooklyn
Block / Lot	5416 / 47
Lot & Built Size	18' x 111.33' (Built 60')
Building Class	Primarily One Family with One Store or Office (S1)
Tax Class	1
Stories	2-Story Mixed-Use
Apartments & Stores	1 & 1
Zoning	R6A, OP
FAR (built/allowed)	1.08 / 3
Assessment/Taxes (2018/19)	\$23,976 / \$4,888



Rent Roll

TENANT	USE	SF	RENT/ MONTH	RENT/SF	INCREASE	LXP
Ocean Treasures, fish store	Ground Floor Retail	1,080	\$3,090.00	\$34.33	3% annual	09/30/2020
Tenant 1	Second Floor Apt	1,080	\$2,000.00	\$22.22	N/A	MTM

Monthly Total: \$5,090

Annual Total: \$61,080

Income & Expenses

REVENUE	
Retail	\$37,080
Apartment	\$24,000
R.E. Tax Reimbursements	\$1,000
GROSS REVENUE	\$62,080
EXPENSES	
R.E. Taxes (2018/2019)	\$4,900
Fuel (oil)	Tenants Pay
Electric	\$500
Water & Sewer	\$900
Payroll	\$2,500
Insurance	\$2,000
Repairs & Maintenance	\$2,000
TOTAL OPERATING EXPENSES	\$12,800
NET OPERATING INCOME	\$48,280

Street Map



Aerial View

