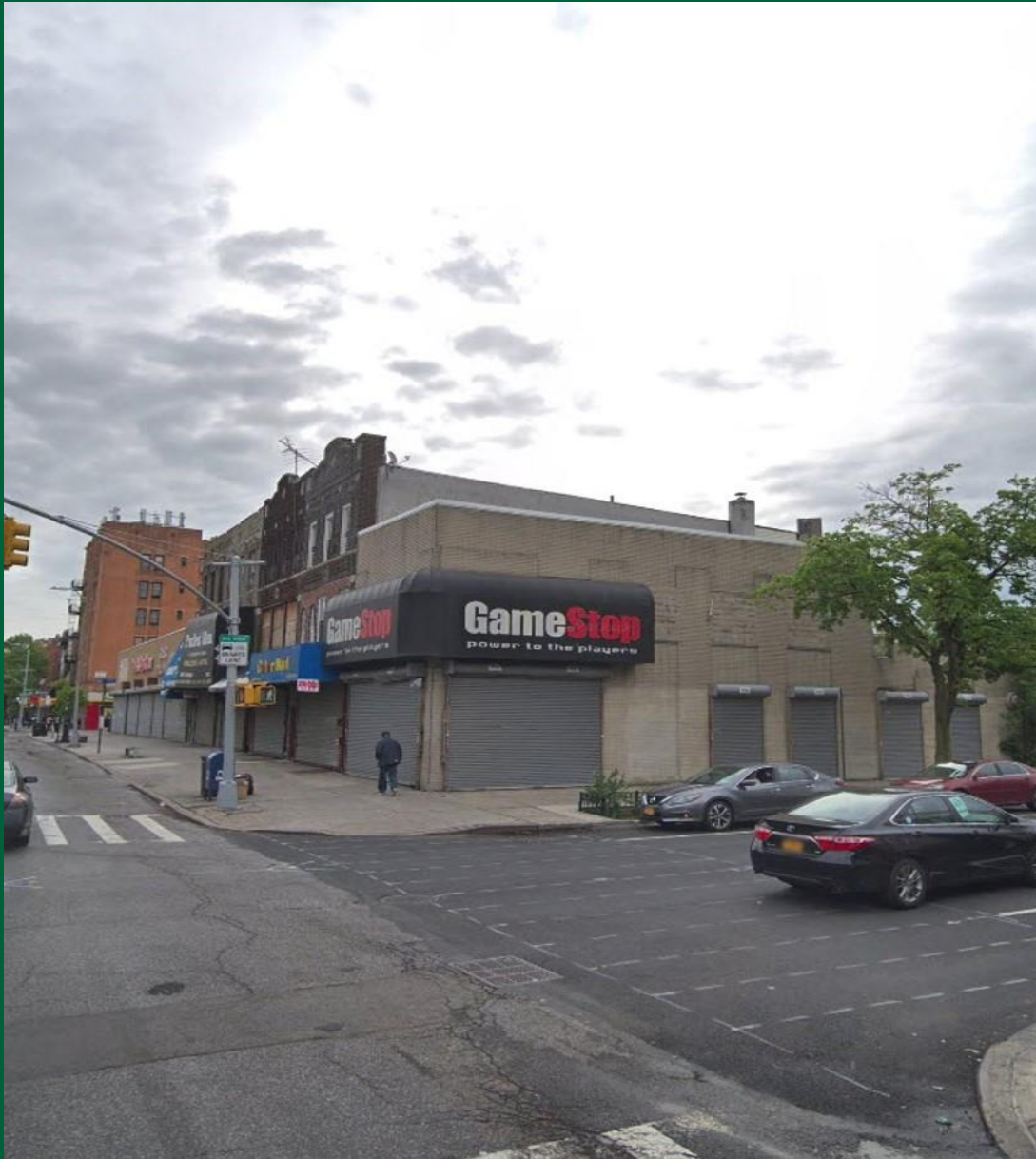


EXCLUSIVE OFFERING



1622 Pitkin Ave, Brooklyn, NY 11212
Brownsville
2,855 SF Retail

Jack A. Cohen

President

(718) 971-1675 - Office

(917) 533-8905 - Cell

Jack@jacohengroup.com

1622 Pitkin Ave, Brooklyn, NJ 11212

Brownsville

2855 SF Corner Building In High Pedestrian Retail Street



PROPERTY OVERVIEW

Neighborhood	Brownsville
Block / Lot	3519 / 0032
Lot & Built Size	20' x 92.92'
Built Area	2,855± SF
Stories	2 + basement
Commercial Tenants	1
Zoning	C4-3
Assessment (2020)	\$332,550
Taxes (2020)	\$32,423
1 st Mortgage	Delivered Free & Clear

Built in 1930, this 2-story plus basement retail building consists of 2,855± SF and is located on the Southeast corner of Pitkin Avenue and Thomas S Boyland Street, just blocks from the Sutter Avenue Station on the [3] train. Subject property has 1,855± SF of ground floor retail space, 1,000± SF of storage on the second floor, and 1,000± SF of basement storage. As-of-right, this property has 6,317± total buildable SF.

*Tenant pays taxes above base year 2008

Price: \$2,100,000

PROPERTY FINANCIALS

Income:	Commercial (Projected)	\$ 125,000.04	
	Reimbursements	\$ 700	\$ 125,700.04
Estimated Expenses:	Taxes (2020)	\$ 7,000*	
	Water & Sewer	\$ 700	
	Insurance	\$ 4,000	
	Utilities (Tenants Pay)	\$ -	
	Repair, Maintenance, Misc.	\$ 2,500	\$ 14,200.00
Estimated Net Operating Income:			\$ 111,500.04

UNIT	TENANT	LXP	SQ. FT.	\$ / SF	TYPE
GR. Fl.	Game Stop	09/30/2021	2,855± SF	\$43.78	NNN
Commercial Annual Total :		\$125,000.04			

METRICS

Price / SF	\$ 400
Cap Rate	5.3%

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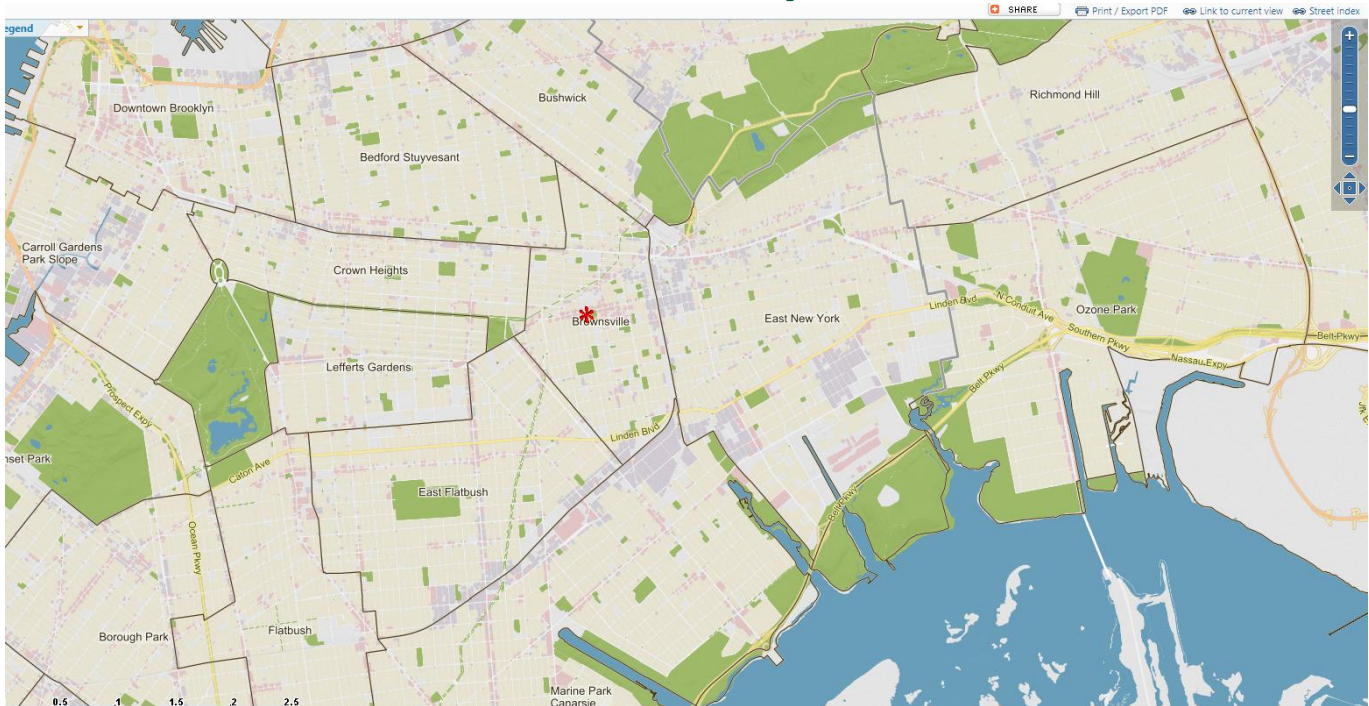
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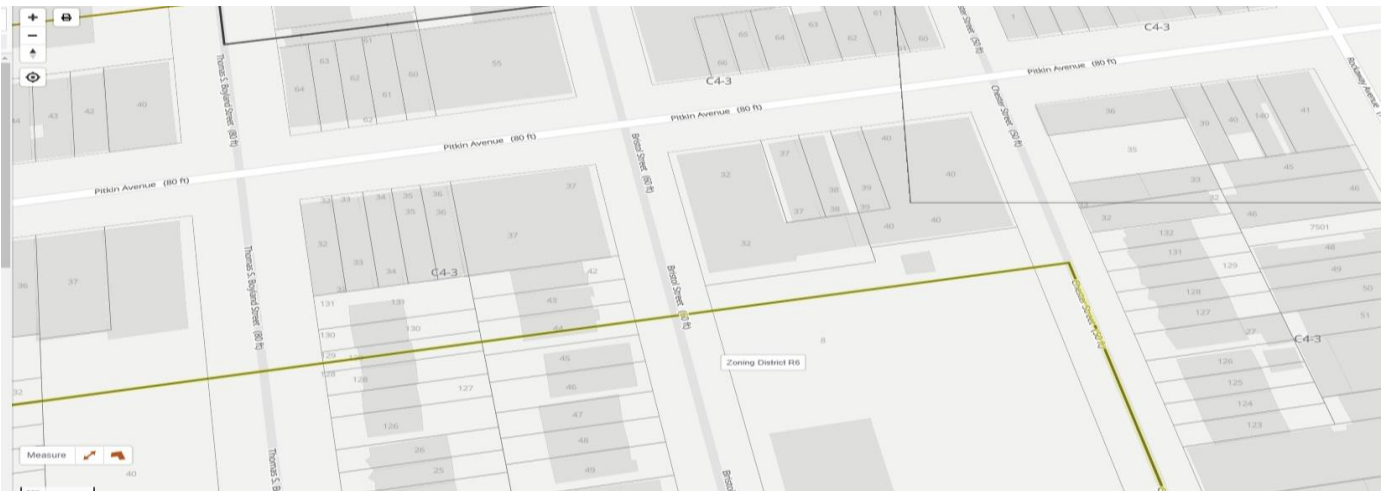
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2,855 SF Corner Retail In High Pedestrian Street



Plot Map



Tax Map



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