



7606 3rd Avenue

Mixed Use 2970 SF \$1,700,000

About the Building

Lot size: 18' x 80'
 Building size: 18' x 55'
 2 units over store
 Each unit is 2 BD 1 BA, approx 900 SF
 Store: Veterinary Office (lease xp 6/30/24)
 Unit 2 Long-term tenant (lease xp 3/31/24)
 Unit 3: Owner occupied
 Fully finished basement
 Roof: new layer approx 3 years ago
 Water heater: approx 3 years old

Projected Income & Expenses

Estimated Annual Income
 Store: \$5,818 x 12 = \$69,816 (triple net)
 Unit 2: \$2,200 x 12 = \$26,400
 Unit 3 \$2,200 x 12 = \$26,400
 Total Income: \$122,625

Estimated Annual Expenses
 RET: \$9,900
 Water/Sewer: \$800
 Heat: \$3,550 (whole building)
 Electric: \$600 (common areas)
 Insurance: \$4,800
 Total Expenses: \$19,650

Estimated NOI: \$102,975
 Estimated Cap Rate: 6.06%



Helen Chee
 Lic. Assoc. R.E. Broker
 M: 347.733.5801
 helen@compass.com



Rezwan Sharif
 Lic. R.E. Salesperson
 M: 917.434.1920
 rezwan@compass.com

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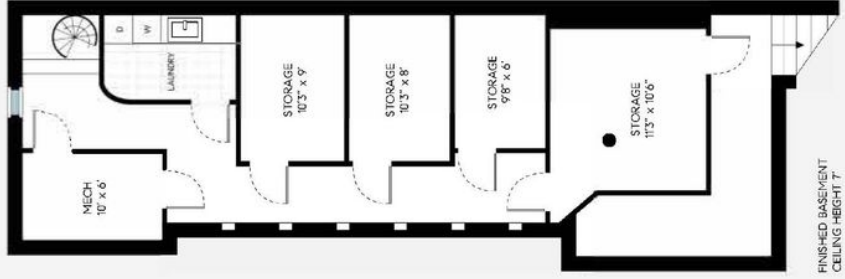


7606 3RD AVE, BROOKLYN, NY 11209

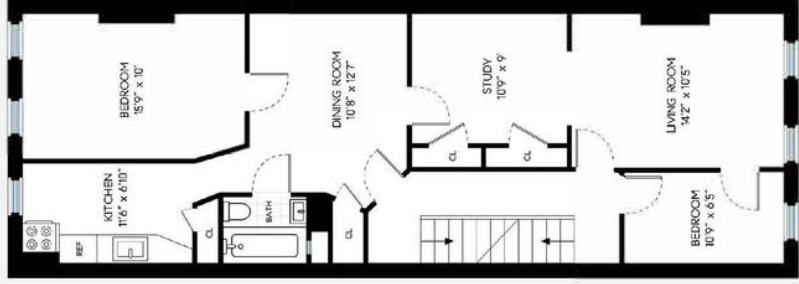
LOT SIZE: 18X80
 BUILDING SIZE: 18X55
 BUILDING SF: 2970
 BASEMENT SF: 884
 EXTERIOR SF: 450



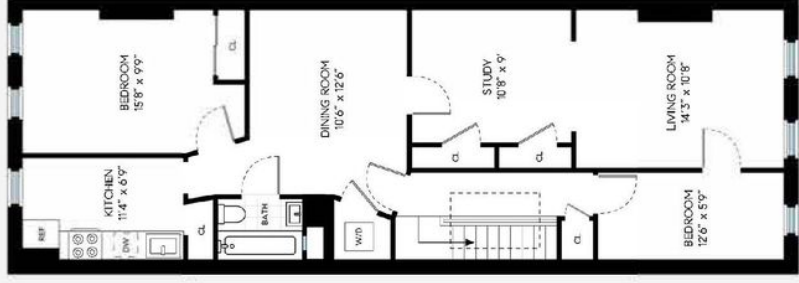
GARDEN FLOOR / STORE
 CEILING HEIGHT 9'0"



FINISHED BASEMENT
 CEILING HEIGHT 7'



SECOND FLOOR
 CEILING HEIGHT 9'3"



THIRD FLOOR
 CEILING HEIGHT 9'2"

