



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

BOROUGH PARK MIXED-USE PROPERTY FOR SALE

\$3,990,000

3803, 3805, 3507 13th Avenue
Brooklyn, NY 11218

AVAILABLE SPACE

10,128 SF

FEATURES

- Mixed-Use Retail With Six Apts. Above
- Prime 13th Avenue Borough Park
- High Foot Traffic
- Zoned M1-2/R6A



OFFICE

Joseph Giordano

718.921.3100

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7428 5th Avenue, Brooklyn, NY 11209
718.921.3100

FOR SALE

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SALE

BOROUGH PARK MIXED-USE PROPERTY FOR SALE

3803, 3805, 3507 13th Avenue, Brooklyn, NY 11218



OFFERING SUMMARY

Sale Price:	\$3,990,000
Number Of Units:	9
Cap Rate:	5.93%
NOI:	\$236,500
Lot Size:	0.1 Acres
Year Built:	1931
Building Size:	10,128 SF
Zoning:	M1-2 / R6A
Price / SF:	\$393.96

PROPERTY OVERVIEW

We are pleased to offer for sale a commercial package of three adjacent mixed-used Buildings in the Borough Park section of Brooklyn. The package located at 3803-3807 13th Ave features three commercial units with 4,200 SF of combined retail space, 57 Feet of Frontage on 13th Avenue, and 6 residential units with a total SF of approximately 10,128 SF. The neighborhood renowned Scotto's Pastry and Bakery currently occupies the commercial space. The property zoned M1-2/R6A with a residential FAR of 3. Location Highlights: 13th Avenue is the commercial center of Borough Park. The commercial strip is roughly one mile in length, from 38th street to about 55th Street. Incredibly high foot traffic, densely populated area. Proximity to Roads and Public Transportation.

PROPERTY HIGHLIGHTS

- Mixed-Use Retail With Six Apts. Above
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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Borough Park is a neighborhood in the southwestern part of the borough of Brooklyn, in New York City, United States. The neighborhood is bordered by Bensonhurst to the south, Bay Ridge to the southwest, Sunset Park to the west, Kensington and Green-Wood Cemetery to the northeast, Flatbush to the east, and Midwood to the southeast

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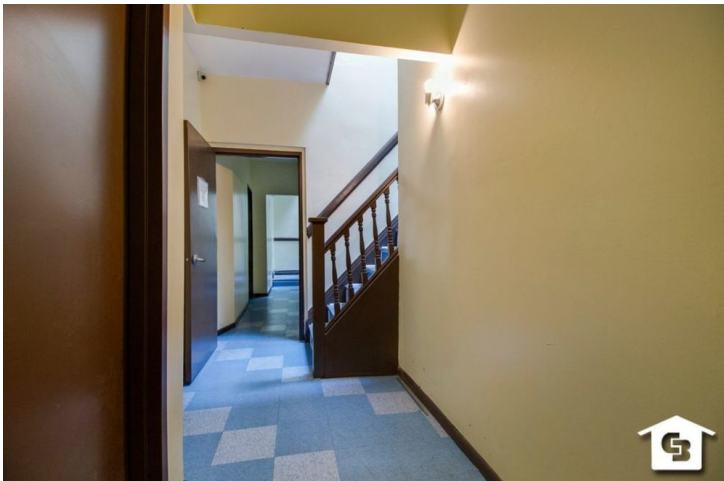


LOCATION INFORMATION

Building Name	BOROUGH PARK MIXED-USE PROPERTY FOR SALE
Street Address	3803, 3805, 3507 13th Avenue
City, State, Zip	Brooklyn, NY 11218
County	Kings
Signal Intersection	No

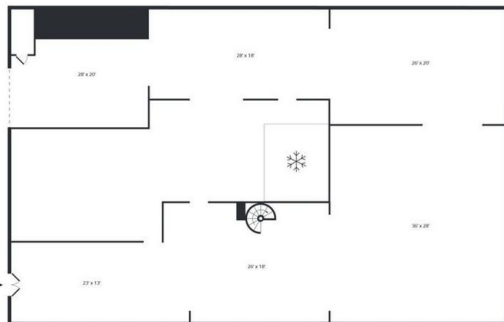
BUILDING INFORMATION

NOI	\$236,500.00
Cap Rate	5.93
Number Of Floors	3
Year Built	1931
Free Standing	No



PROPERTY HIGHLIGHTS

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INVESTMENT OVERVIEW

BOROUGH PARK 3-UNIT MIXED-USE PROPERTY FOR SALE \$3,990,000

Price	\$3,990,000
Price per Unit	\$443,333
GRM	-
CAP Rate	5.9%
Cash-on-Cash Return (yr 1)	5.93 %
Total Return (yr 1)	\$236,500
Debt Coverage Ratio	-

OPERATING DATA

BOROUGH PARK 3-UNIT MIXED-USE PROPERTY FOR SALE \$3,990,000

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	\$29,500
Net Operating Income	\$236,500
Pre-Tax Cash Flow	\$236,500

FINANCING DATA

BOROUGH PARK 3-UNIT MIXED-USE PROPERTY FOR SALE \$3,990,000

Down Payment	\$3,990,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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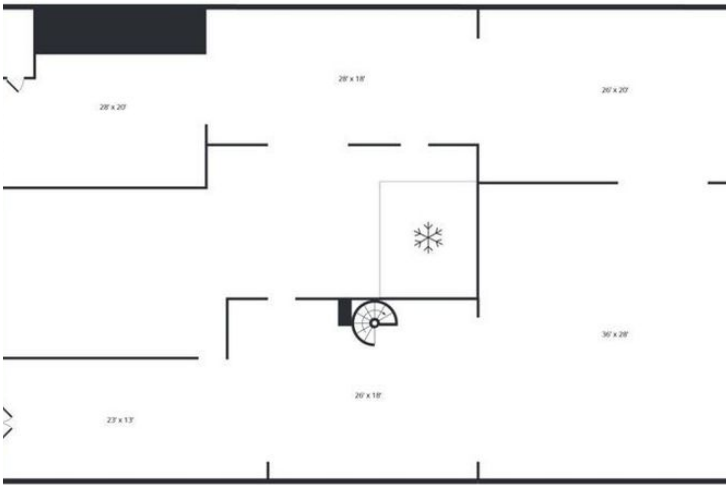




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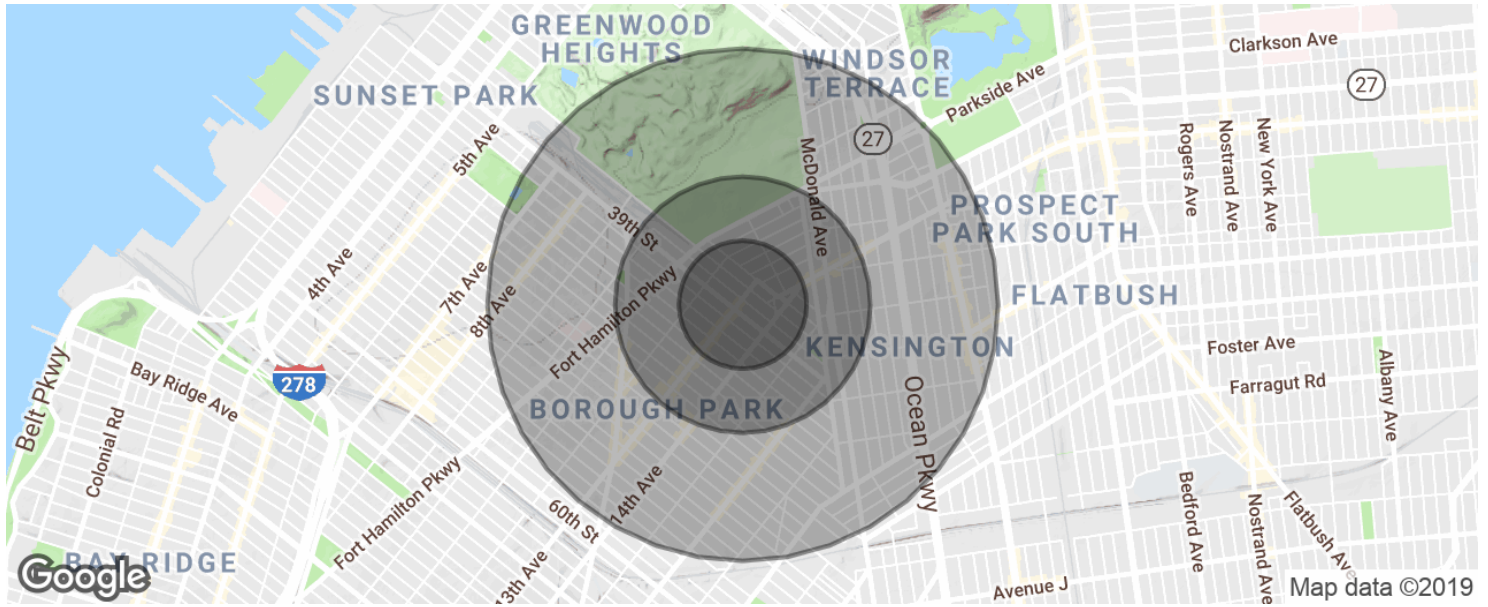
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	11,328	42,336	158,030
Median age	26.6	25.9	28.1
Median age (Male)	26.2	25.6	27.2
Median age (Female)	28.3	27.0	29.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	3,098	11,613	47,579
# of persons per HH	3.7	3.6	3.3
Average HH income	\$50,239	\$50,712	\$53,366
Average house value	\$659,756	\$654,725	\$661,952

* Demographic data derived from 2010 US Census

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JOSEPH GIORDANO

Vice President

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PROFESSIONAL BACKGROUND

Joseph Giordano began his highly-successful real estate career in 1986 and joined Coldwell Banker Reliable Residential & Commercial in 2012. Thereafter, in five short years, Joseph managed to become one of the top agents at his firm. With more than three decades of experience as a professional in the real estate industry, Joseph offers his clients a wealth of unparalleled knowledge and strategies to successfully execute a broad range of residential, investment and commercial real estate sales. Joseph specializes in residential & commercial real estate deals including the sale and lease of multi-family properties, vacant land, development sites, investment properties, luxury properties, single family, and condos. He has repeatedly raised the bar in providing exemplary customer service to his clients by making himself readily available at all times to resolve any and all of his client needs related to the real estate process. As a confident entrepreneur and businessman for more than 30 years, Joseph Giordano has acquired the necessary skills to negotiate and close the most complex and difficult deals. Understanding the importance of showcasing properties, Joseph offers his clients the full advantage of benefits and resources Coldwell Banker Reliable has to offer. In particular, he uses Coldwell Banker's huge national network and advanced marketing strategies and tools to further the interests of his clients by exposing his clients' properties to a wide range of potential buyers that the property would not otherwise be exposed to. Ultimately, Joseph knows how to get things done. He represents his clients with honesty, integrity and with the utmost diligence. Buying and selling your property is a complex process. Meet with Joseph today to learn more on how to professionally market your property to get the best deal possible. Joseph will readily organize a team of professionals that will get you to the closing table immediately. In the meantime, Joseph's services will include detailed progress reports on the status of the sale of your property. He is motivated in gaining a friend with every real estate transaction and be your personal agent for life! Give him a call to get a proper evaluation of your property.

Top Producer 2016 - 2019 International President's Elite.

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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