



**COLDWELL  
BANKER  
COMMERCIAL**

RELIABLE REAL ESTATE

**7602 13TH AVENUE BROOKLYN NY  
11228**

\$2,099,000

**MIXED-USE BUILDING FOR SALE**

3,900 SF

**FEATURES**

- National Tenant Dunkin Donuts
- Excellent location in Dyker Heights
- High level of foot and vehicular traffic
- Corner Property
- Excellent Opportunity for an Investor

**AREA**

Dyker Heights is a predominantly residential neighborhood in the southwest corner of the borough of Brooklyn in New York City. It is on a hill between Bay Ridge, Bensonhurst, Borough Park, and Gravesend Bay. The neighborhood is bounded by 7th and 14th Avenues, 65th Street, and the Belt Parkway on the west, east, north, and south, respectively.



**FOR SALE**

CBCWORLDWIDE.COM

**OFFICE**

Joseph Giordano  
718 921 3100  
joseph.giordano@coldwellbanker.com

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**COLDWELL BANKER COMMERCIAL  
RELIABLE REAL ESTATE**  
7428 5th Avenue, Brooklyn, NY 11209  
718.921.3100



SALE

# 7602 13TH AVENUE BROOKLYN NY 11228

7602 13th Avenue , Brooklyn, NY 11228



## OFFERING SUMMARY

Sale Price:	\$2,099,000
Number Of Units:	4
Cap Rate:	4.26%
NOI:	\$89,482
Lot Size:	2,000 SF
Year Built:	1931
Building Size:	3,900 SF
Zoning:	R5B, C1-3
Market:	Mixed-Use
Price / SF:	\$538.21

## PROPERTY OVERVIEW

Coldwell Banker Reliable Real Estate Commercial Division is pleased to offer for sale, 7602 13th Avenue, Brooklyn, NY 11228. This corner mixed-use offering includes Dunkin Donuts Tenant, which currently occupies the commercial space, as well as 3 two-bedroom apartments, totaling 3,900 sq. ft. The property is zoned R5B/C1. Currently, all tenants have leases. All spaces are in excellent condition, making the property an excellent investment, with huge upside potential. Location Highlights: 13th Avenue is in Dyker Heights. It has high foot traffic, located in a densely populated area. Conveniently located near Shopping, Restaurants, Roads and Public Transportation

## PROPERTY HIGHLIGHTS

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### PROPERTY DESCRIPTION

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### OFFERING SUMMARY

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Number of Units:	4
Lot Size:	2,000 SF
Building Size:	3,900 SF
NOI:	\$89,482.00
Cap Rate:	4.26%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,692	11,208	40,726
Total Population	7,569	31,638	118,337
Average HH Income	\$66,421	\$70,773	\$64,918



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## INVESTMENT OVERVIEW

7602 13TH AVENUE BROOKLYN NY 11228

Price	\$2,099,000
Price per Unit	\$524,750
GRM	19.2
CAP Rate	4.3%
Cash-on-Cash Return (yr 1)	4.26 %
Total Return (yr 1)	\$89,482
Debt Coverage Ratio	-

## OPERATING DATA

7602 13TH AVENUE BROOKLYN NY 11228

Gross Scheduled Income	\$109,200
Other Income	-
Total Scheduled Income	\$109,200
Vacancy Cost	\$0
Gross Income	\$109,200
Operating Expenses	\$19,718
Net Operating Income	\$89,482
Pre-Tax Cash Flow	\$89,482

## FINANCING DATA

7602 13TH AVENUE BROOKLYN NY 11228

-  
-  
-  
-

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### INCOME SUMMARY

7602 13TH AVENUE BROOKLYN NY 11228

Dunkin Donuts	\$3,850
Apt 1	\$1,750
Apt 2	\$1,750
Apt 3	\$1,750
<b>Gross Income</b>	<b>\$9,100</b>

### EXPENSE SUMMARY

7602 13TH AVENUE BROOKLYN NY 11228

Property Taxes	\$11,248
Fuel	\$2,750
Insurance	\$2,000
Water / Sewer	\$2,400
Electric	\$1,320
<b>Gross Expenses</b>	<b>\$19,718</b>

<b>Net Operating Income</b>	<b>\$89,482</b>
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UNIT NUMBER	UNIT BED	UNIT BATH	CURRENT RENT	PROJECTED MARKET RENT
Dunkin Donuts		1	\$3,850	\$3,850
Apt 1	2	1	\$1,750	\$1,950
Apt 2	2	1	\$1,750	\$1,950
Apt 3	2	1	\$1,750	\$1,950
Totals/Averages			\$9,100	\$9,700

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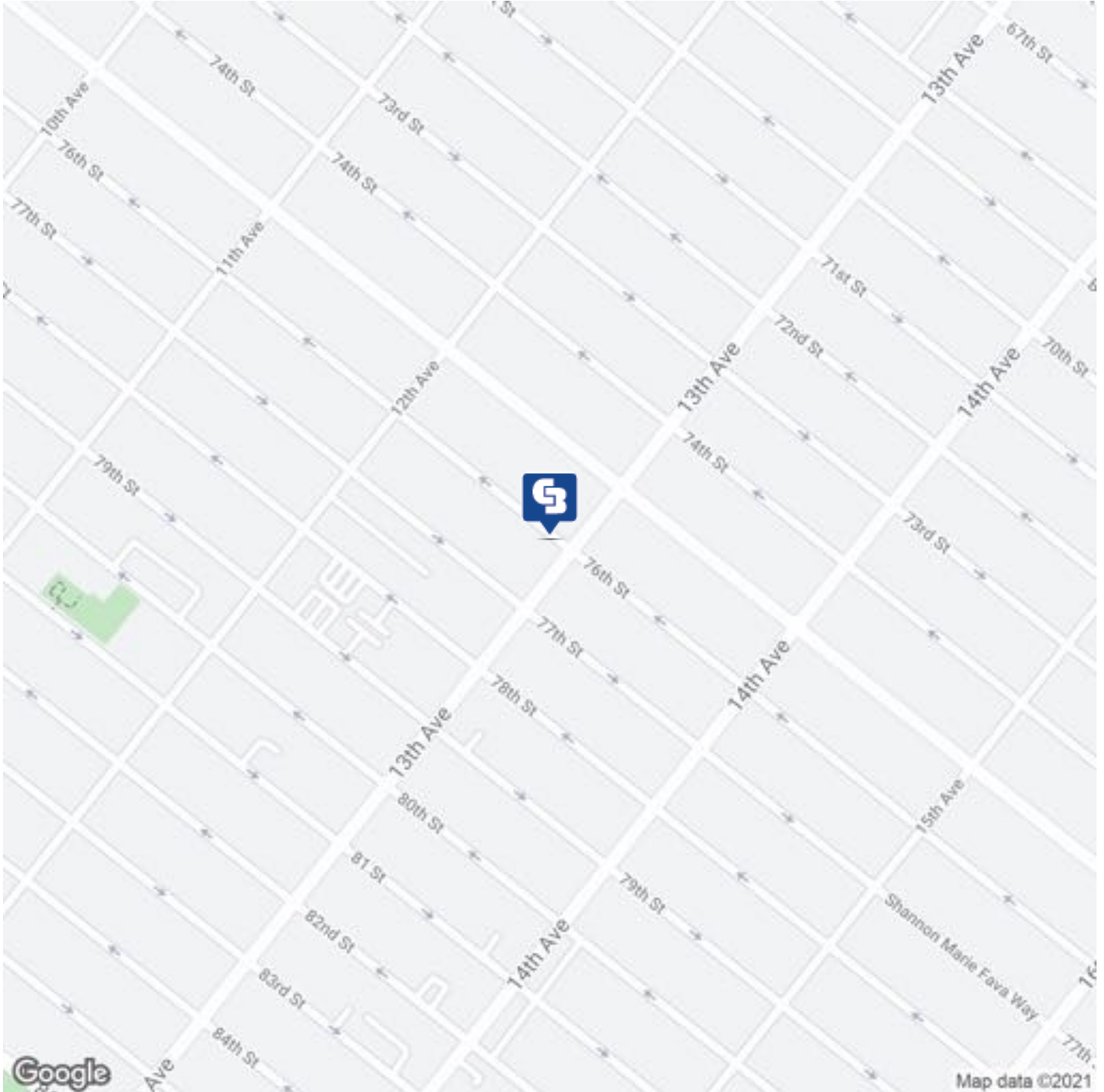
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,569	31,638	118,337
Average age	36.3	38.4	38.5
Average age (Male)	32.6	37.1	37.3
Average age (Female)	39.4	39.8	39.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,692	11,208	40,726
# of persons per HH	2.8	2.8	2.9
Average HH income	\$66,421	\$70,773	\$64,918
Average house value	\$716,935	\$676,340	\$667,283

\* Demographic data derived from 2010 US Census

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## 7602 13TH AVENUE BROOKLYN NY 11228

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Building Name	7602 13th Avenue Brooklyn NY 11228
Property Type	Mixed-Use
Property Subtype	High-Rise
Building Size	3,900 SF
Lot Size	2,000 SF
Year Built	1931
Number of Floors	2
Free Standing	No

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### JOSEPH GIORDANO

Vice President

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Direct: 718.921.3100 | Cell: 917.650.2647

### 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.

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### About Yevgen,

For 16 years Yevgen acquired his skills and knowledge in business management and construction, working with customers, managers and executives at all stages of building developments all over New York City

He learned, first-hand, about the local neighborhoods, real estate maintenance and development.

Yevgen listens to his clients needs and priorities , assisting them through hard work, leveraging Coldwell Banker immense variety of marketing tools to help them buy, sell or rent their homes.

He is experienced in both commercial and residential real estate and will work tirelessly until you are satisfied with the result.

**YEVGEN PITELMAN**  
Licensed Real Estate Salesperson  
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