

# Investment Property For Sale in Flatbush Section of Brooklyn, NY 11216

1421-23 Nostrand Avenue, Brooklyn, NY 11216

Price: For Sale \$4,500,000

COMMERCIAL



## PROPERTY HIGHLIGHTS:

### Prime Corner Location

Building Size: 8,700 Sq Ft.  
Lot Size: 4,200 Sq Ft, 40 X 105, 3 Story  
Building: 6 Apts and 1 Double Store

1 Store 3,900 Sq Ft Meat Market with 10 year lease, \$15,000 per month rent with 3 % Escalations plus 50 % of the Real Estate taxes and utilities. 50% of the Heat and 50% of the water charges, All Apartments are Free Market

4/1 Bedroom Apts, 2 /3 bed Apts  
1 Bed apt: \$1,750 , Market \$2,050  
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1 Bed apt: \$1,750 , Market \$2,050  
3 Bed apt: \$2,400 Market \$2,800  
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## PROPERTY INFORMATION:

Tax: \$14,000, Ins: \$6,000, Water and Sewer \$5,100, Heat: \$6,500, Con ed: \$1200, Repair: \$3,000, Super: \$3,600, Management fee: \$5,500  
GOI: \$321,600 NOI: \$292,750, Tax Contribution: \$7,500, W&S Contribution \$2550, Heat Contribution: \$3,250  
CapRate :6.5  
Located in Opportunity Zone 820

## CENTURY 21

Commercial

Mizrahi Realty

We know the Boroughs

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