



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

**PRIME MIXED-USE 86TH STREET
BAY RIDGE, BROOKLYN**

4 Units 3,408 SF

ASKING PRICE
\$2,349,000



FOR SALE

CBRC.D.COM

OFFICE

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



MIXED-USE 86TH ST. BAY RIDGE, BROOKLYN

533 86th St., Brooklyn, NY 11209



OFFERING SUMMARY

Sale Price:	\$2,349,000
Cap Rate:	4.34%
NOI:	\$101,936
Lot Size:	1,862 SF
Year Built:	1926
Building Size:	3,408 SF
Zoning:	C4-2A, BR
Market:	Brooklyn
Submarket:	Bay Ridge
Price / SF:	\$689.26

PROPERTY OVERVIEW

Coldwell Banker Reliable Commercial Division is pleased to present for sale approximately 3,408 SF 4 Unit Mixed-Use Building located at 533 86th Street, Brooklyn, NY 11209. The property features 1,400 SF of ground-floor retail, professional office space on the second-floor front, a studio apartment located on the second floor rear, and a two bedroom apartment on the third floor. The ground floor retail features outdoor space and a large open basement with a high ceiling. The open space is in excellent condition and features high street visibility. The property is located in prime Bay Ridge on 86th Street, one of the busiest, major shopping strips in Brooklyn. The property is in close proximity to public transportation and major anchor tenants including Starbucks, T.J. Maxx, Century 21, Popeyes, Bank of America, Chase Bank, Foot Locker, and Chipotle, among others. For more information or to schedule a tour, please contact Exclusive Listing Broker Coldwell Banker Reliable Commercial Division.

PROPERTY HIGHLIGHTS

- 3,408 SF Prime Mixed-Use Excellent Condition
- 4 Total Units
- 18.5 ft. x 100 ft. Lot
- 18.5 ft x 56 ft. Building (Ground Floor Extended)
- Located on one of the busiest, major shopping strips in Brooklyn

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LOCATION INFORMATION

Building Name	Mixed-Use 86th St. Bay Ridge, Brooklyn
Street Address	533 86th ST.
City, State, Zip	Brooklyn, NY 11209
County	Kings
Market	Brooklyn
Sub-market	Bay Ridge
Cross-Streets	Gelston Avenue
Signal Intersection	No
Market Type	Large

BUILDING INFORMATION

NOI	\$101,936.00
Cap Rate	4.34
Occupancy %	61.0%
Tenancy	Multiple
Number of Floors	3
Average Floor Size	1,036 SF
Year Built	1926
Gross Leasable Area	3,407 SF
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

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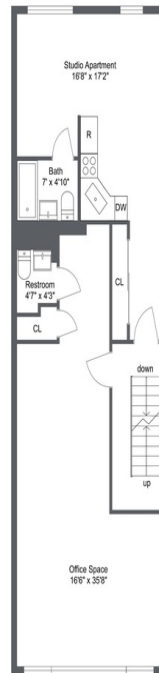
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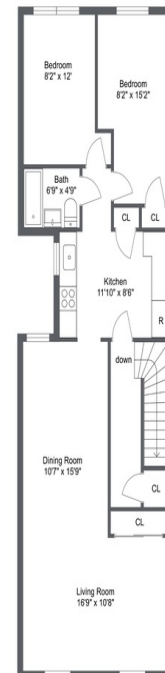
Basement



First Floor



Second Floor



Third Floor

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INVESTMENT OVERVIEW

MIXED-USE 86TH STREET BAY RIDGE - FOR SALE

Price	\$2,349,000
Price per SF	\$689.26
CAP Rate	4.3%
Cash-on-Cash Return (yr 1)	4.34 %
Total Return (yr 1)	\$101,936
Debt Coverage Ratio	-

OPERATING DATA

MIXED-USE 86TH STREET BAY RIDGE - FOR SALE

Gross Scheduled Income	\$137,400
Projected Market Income	\$144,600
Projected Gross Income	\$144,600
Operating Expenses	\$42,664
Net Operating Income	\$101,936
Pre-Tax Cash Flow	\$101,936

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INCOME SUMMARY

MIXED-USE 86TH STREET BAY RIDGE - FOR SALE

Market Rental Income	\$144,600
Gross Income	\$144,600

EXPENSE SUMMARY

MIXED-USE 86TH STREET BAY RIDGE - FOR SALE

Property Tax	\$31,164
Water & Sewage	\$4,000
Common Electric	\$500
Heating Costs	\$3,000
Insurance	\$4,000
Gross Expenses	\$42,664

Net Operating Income	\$101,936
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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Vacant	Ground	1,336	\$84,000	39.2	\$62.87
Office	2nd Floor Front	618	\$18,000	18.13	\$29.13
Studio	2nd Floor Apt	418	\$15,000	12.27	\$35.89
Apartment	3rd Floor Apt	1,036	\$20,400	30.4	\$19.69
Totals/Averages		3,408	\$137,400		\$40.32

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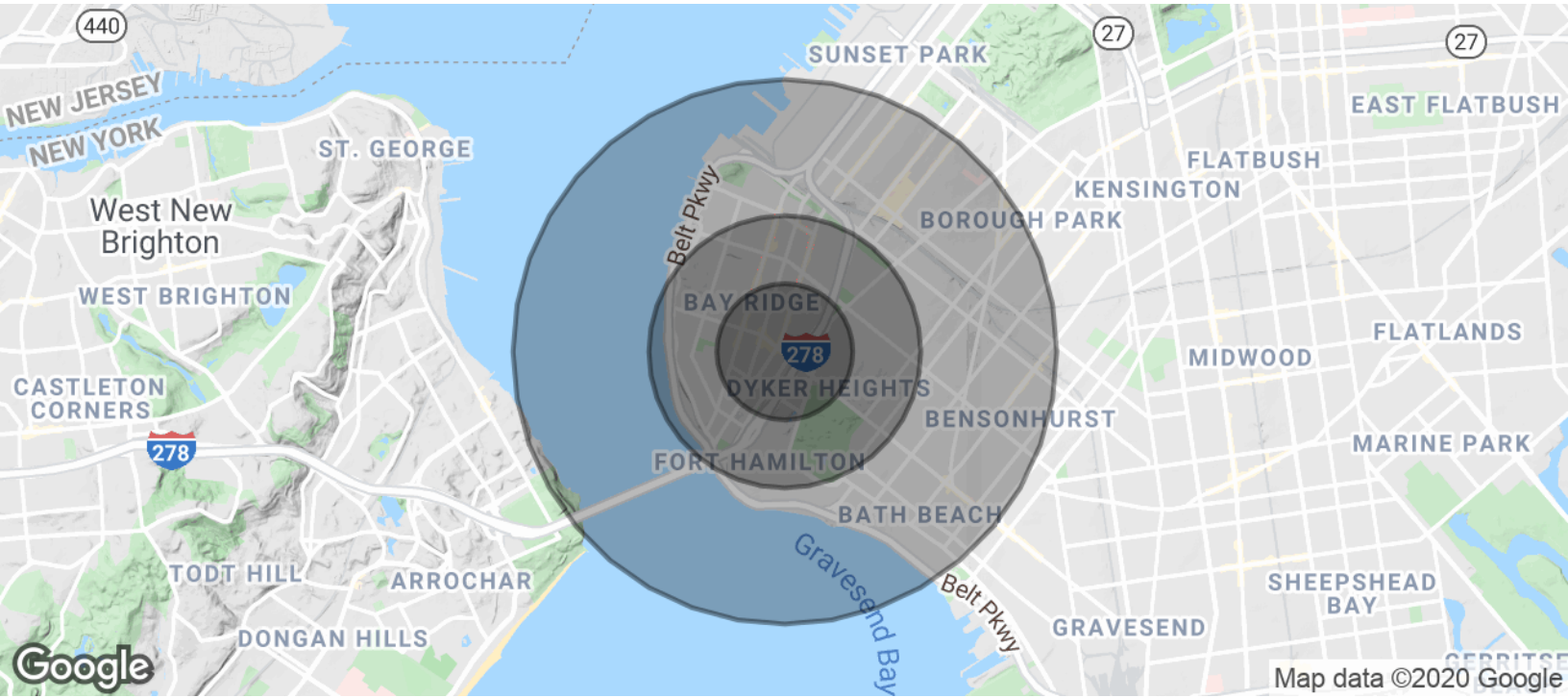
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	29,145	88,450	293,044
Average age	37.4	38.7	36.8
Average age (Male)	36.7	37.5	35.5
Average age (Female)	38.1	40.1	38.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total households	12,274	35,833	102,600
# of persons per HH	2.4	2.5	2.9
Average HH income	\$72,283	\$74,255	\$63,189
Average house value	\$589,116	\$607,987	\$616,348

* Demographic data derived from 2010 US Census

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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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