

FOR SALE - \$999,000

1150 EAST 92ND STREET, BROOKLYN, NY 11236

**INDUSTRIAL MECHANICAL GARAGE
CANARSIE, BROOKLYN**



FOR MORE INFORMATION

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Reliable Real Estate

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INDUSTRIAL GARAGE FOR SALE - CANARSIE



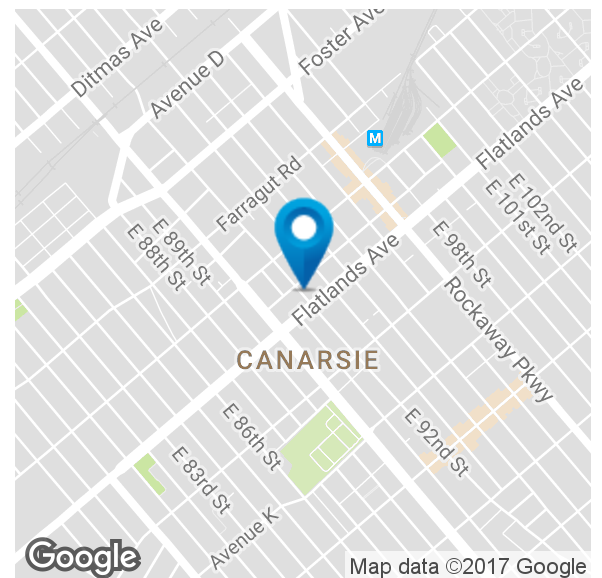
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INDUSTRIAL GARAGE FOR SALE - CANARSIE

Property Description

Coldwell Banker Reliable Commercial Division is pleased to offer for sale 1150 East 92nd Street in the Canarsie section of Brooklyn. This one story commercial property is situated on a 25 x 106 lot zoned R4-1/C2-3. The property is built full to the lot with a total SF of 2,650. Excellent opportunity for an Owner/User to operate an existing Mechanical Shop or an investor to lease the property at market rates to a new tenant at market rents. For additional information or for a property tour contact Exclusive Broker Coldwell Banker Commercial Reliable Real Estate.

Canarsie is bordered on the east by Fresh Creek Basin, East 108th Street, and the BMT Canarsie Line (L train); on the north by Linden Boulevard; on the west by Remsen Avenue to Ralph Avenue and the Paerdegat Basin; and on the south by Jamaica Bay. It is adjacent to the East Flatbush, Flatlands, Mill Basin, Bergen Beach, and East New York neighborhoods.



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INDUSTRIAL GARAGE FOR SALE - CANARSIE



OFFERING SUMMARY

Sale Price:	\$999,000
Cap Rate:	5.51%
NOI:	\$55,082
Lot Size:	2,650 SF
Year Built:	1957
Building Size:	2,750 SF
Zoning:	R4-1, C2-3
Market:	Brooklyn
Submarket:	Canarsie
Price / SF:	\$363.27

PROPERTY OVERVIEW

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LOCATION OVERVIEW

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INDUSTRIAL GARAGE FOR SALE - CANARSIE

INCOME SUMMARY	INDUSTRIAL GARAGE FOR SALE - CANARSIE	PER SF
Market Rental Income	\$66,250	\$25.00
Gross Income	\$66,250	\$25.00
EXPENSE SUMMARY	INDUSTRIAL GARAGE FOR SALE - CANARSIE	PER SF
Property Tax	\$8,668	\$3.27
Insurance	\$2,500	\$0.94
Gross Expenses	\$11,168	\$4.21
Net Operating Income	\$55,082	\$20.79

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INVESTMENT OVERVIEW

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Price	\$999,000
Price per SF	\$363.27
CAP Rate	5.5%
Cash-on-Cash Return (yr 1)	5.51 %
Total Return (yr 1)	\$55,082
Debt Coverage Ratio	-

OPERATING DATA

INDUSTRIAL GARAGE FOR SALE - CANARSIE

Gross Scheduled Income	\$66,250
Other Income	-
Total Scheduled Income	\$66,250
Vacancy Cost	\$0
Gross Income	\$66,250
Operating Expenses	\$11,168
Net Operating Income	\$55,082
Pre-Tax Cash Flow	\$55,082

FINANCING DATA

INDUSTRIAL GARAGE FOR SALE - CANARSIE

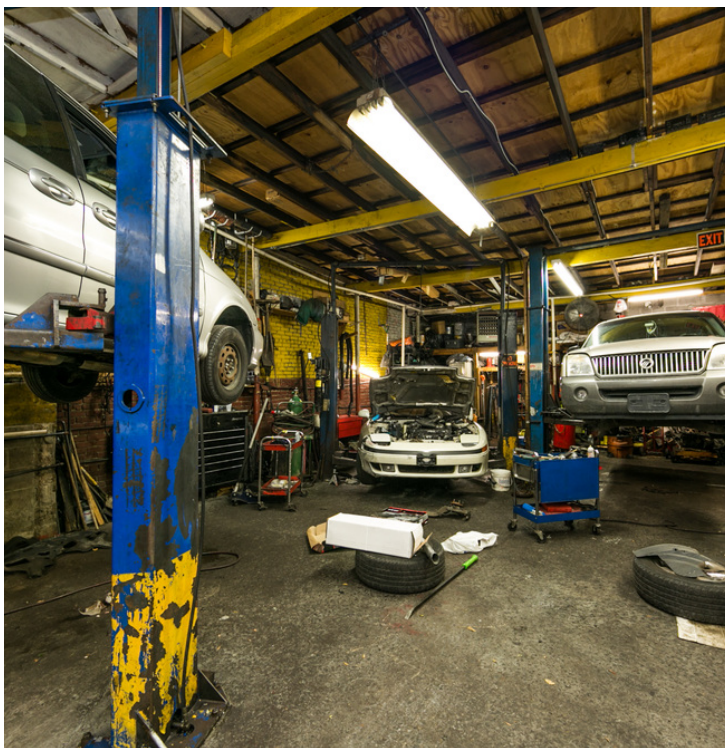
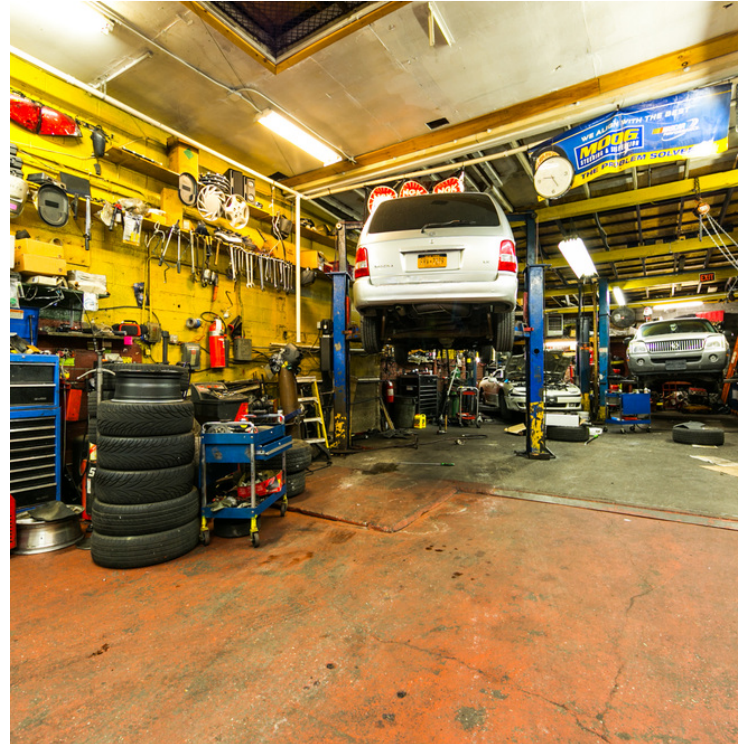
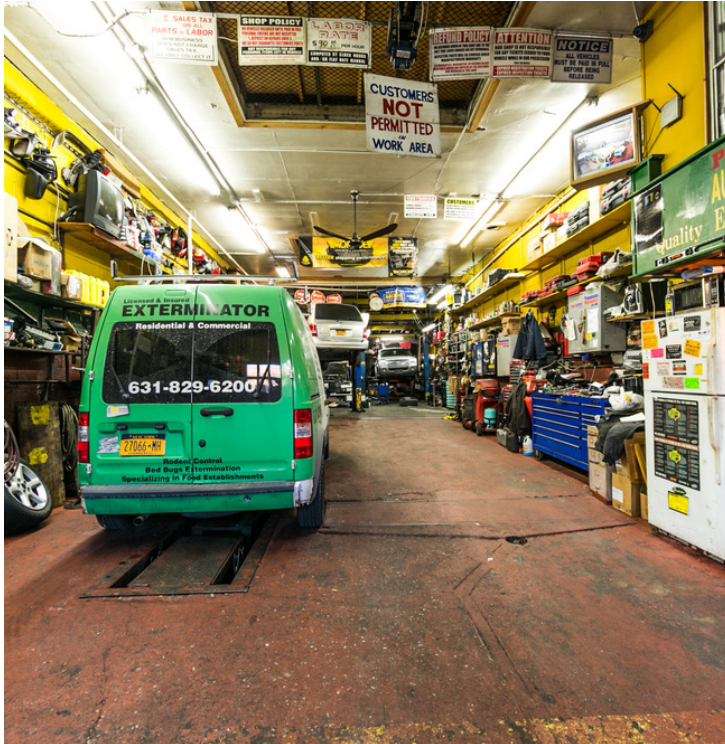
Down Payment All Cash or Commercial Financing	\$999,000
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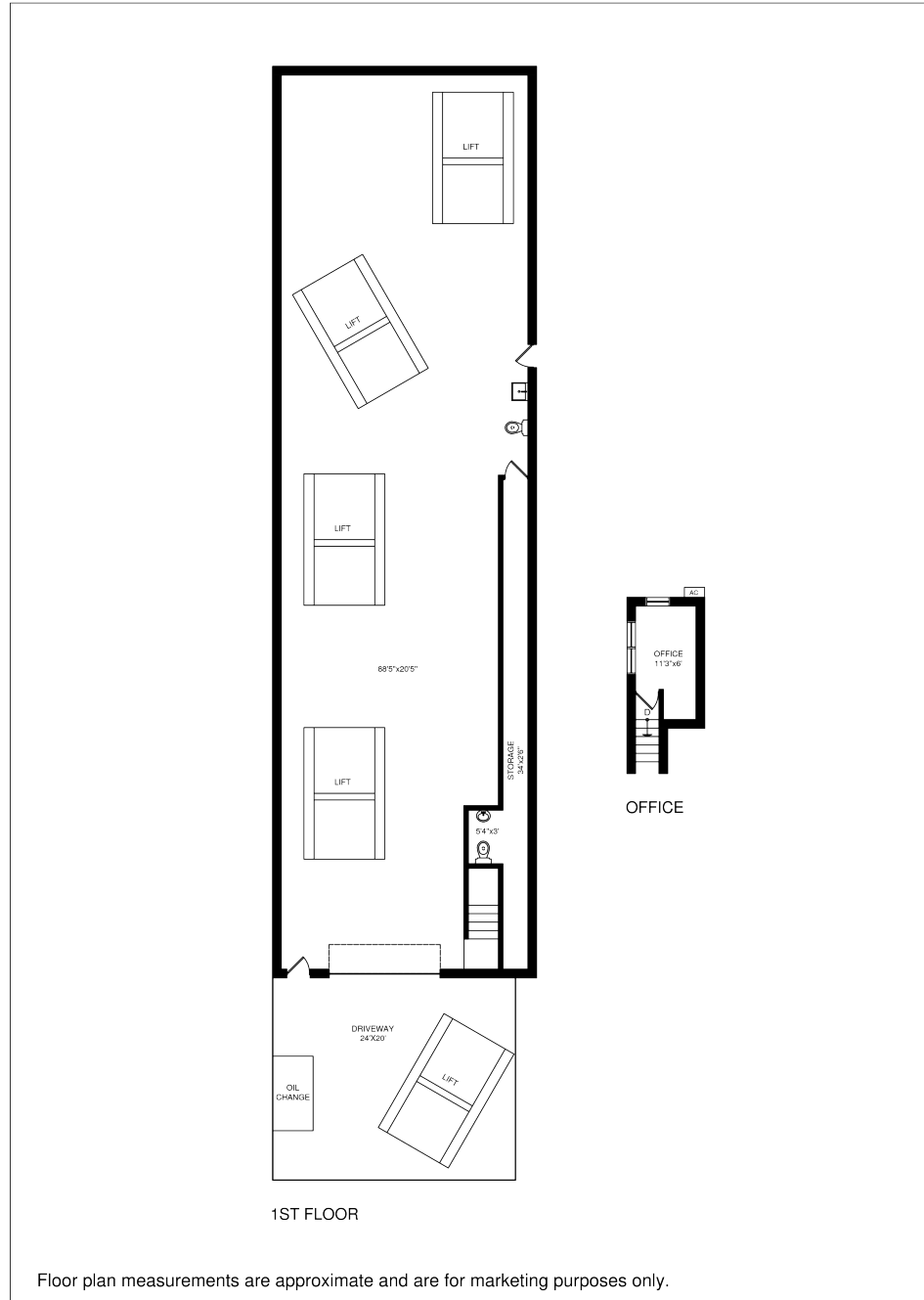


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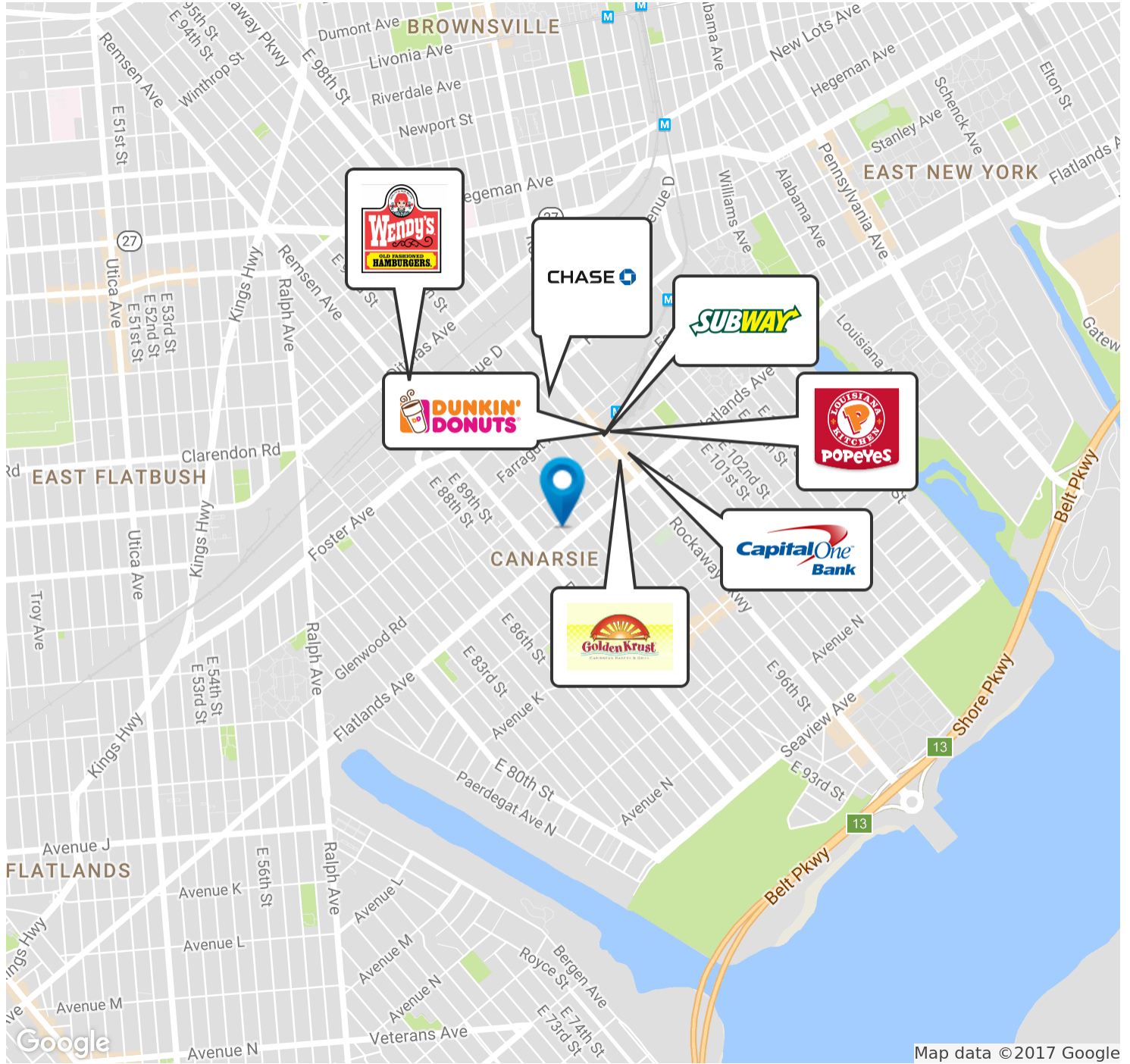


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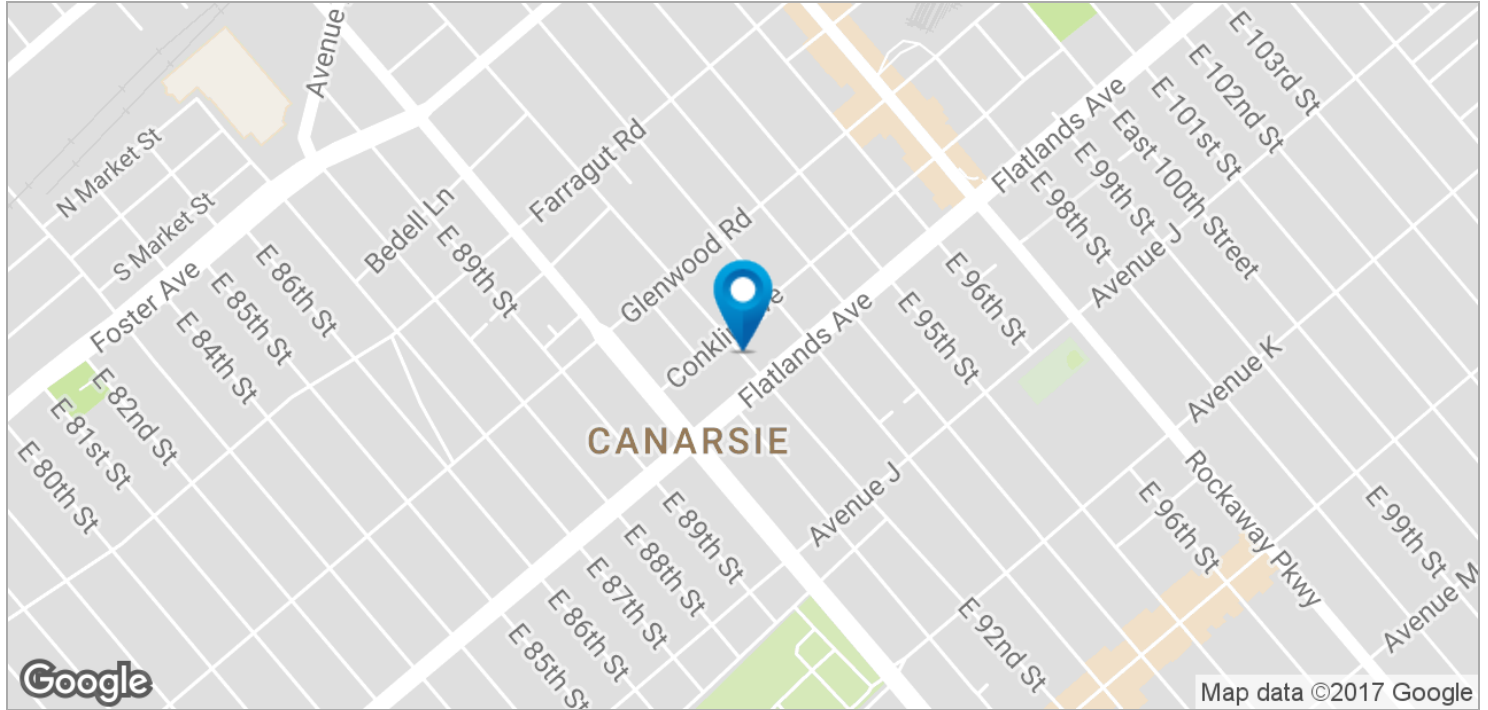


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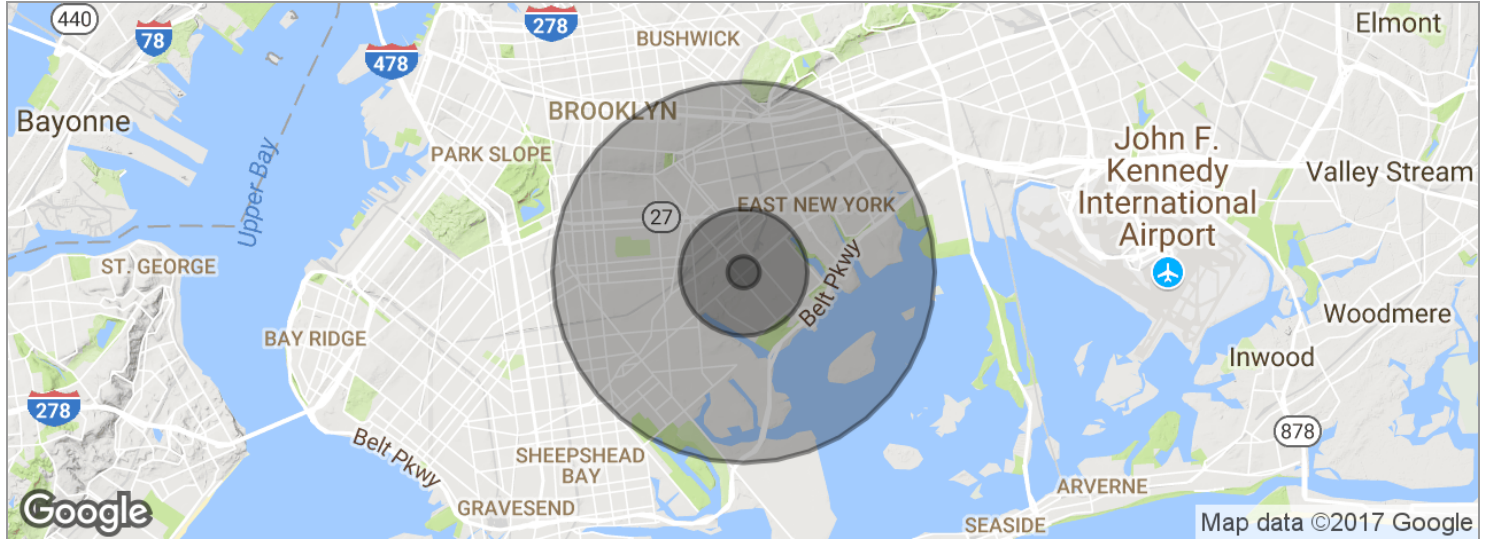


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INDUSTRIAL GARAGE FOR SALE - CANARSIE



POPULATION	0.25 MILES	1 MILE	3 MILES
Total population	6,551	95,178	749,321
Median age	33.5	35.9	34.5
Median age (male)	29.2	33.1	31.4
Median age (Female)	35.6	37.4	36.7
HOUSEHOLDS & INCOME	0.25 MILES	1 MILE	3 MILES
Total households	1,986	31,201	262,495
# of persons per HH	3.3	3.1	2.9
Average HH income	\$77,815	\$71,291	\$56,226
Average house value	\$449,439	\$487,799	\$511,408

* Demographic data derived from 2010 US Census

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Confidentiality Statement

This offering has been prepared solely for informational purposes. It is designed to assist a potential tenants 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 Reliable Commercial Division or by Ownership.

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The Owner 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 lease or purchase must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract to lease or purchase and prepared by the Owner or their representatives and executed by both parties; and (iii) approved by the Owner and such other parties who may have an interest in the Property. Neither the prospective tenant or purchaser nor Owner shall be bound until execution of a formal lease or contract of sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective tenants or purchasers 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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