# Investment Property For Sale in Flatbush Section of Brooklyn, NY 11203

4721-4723 Church Avenue, Brooklyn, NY 11203 Price: For Sale \$4,500,000



## CENTURY 21. Commercial

## Mizrahi Realty

OMMERCIA

We know the Boroughs3 Bed AptSamuel MizrahiBroker AssociatePROPERPresident Commercial DivisionTax: \$38,0718-998-5700Water: \$1Samuelmizrahi3@gmail.comGoi: \$296https://samuelmizrahicommercial.c21.com/,Cap 5.57

### **PROPERTY HIGHLIGHTS:**

#### **Prime Corner Location**

Building Size: 10,400 Sq Ft. Lot Size: 3,720 Sq Ft, 40 X 93, 3 Story Building: 8 Apts and 5 Stores

Store #1: Corner Vacant Proj \$5,000/ Store#2: Hair salon \$500 MTM/Store#3: Church \$2,100 11-2024/Store#3: Rado \$800 10-2022/Store#4: Cricket \$2,700 till 2-2020

3/1 Bed Apts, 3/2 bed Apts, 2/3 Bed Apts/ 2 Baths

1Bed Apt: \$1,400 , Market \$1,600 Sec 8

- 1 Bed Apt: \$1,562 , Market \$1,600 Sec 8
- 1 Bed Apt: \$1,507, Market \$1,600 Sec 8
- 2 Bed Apt: \$1,500, Market \$1,850
- 2 Bed Apt: \$1,739 , Market \$1,850 Sec 8
- 2 Bed Apt: \$1,650, Market \$1,850 Sec 8

3 Bed Apt/ 2 Bath: \$2,100, Market \$2,200

3 Bed Apt/ 2 Bath: \$2,150, Market \$2,200

#### **PROPERTY INFORMATION:**

Tax: \$38,000,Insurance: \$6,500 Water: \$1,200, Heat: Tenants Pay Goi: \$296,649, NOI: \$250,829 //Cap 5.57

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