

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

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

COMMERCIAL



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

1 Bed 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



CENTURY 21

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