

150 CAMPUS ROAD AKA 150 KENILWORTH PLACE, BROOKLYN, NY 11210

Directly across from Brooklyn College's Main Entrance | **FOR SALE**



PROPERTY INFORMATION

Block / Lot	7556 / 71	
Lot Dimensions	20' x 107.83'	
Lot Size	2,142	Sq. Ft. (Approx.)
Building Dimensions	20' x 105'	
Stories	2	
Building Size Above Grade	4,200	Sq. Ft. (Approx.)
Building Size Below Grade	2,100	Sq. Ft. (Approx.)
Zoning	R5B / C4-4A	
FAR (as-of-right)	3.45	
FAR (w/ inclusionary)	4.60	
Buildable Area (as-of-right)	7,390	Sq. Ft. (Approx.)
Buildable Area (w/ Inclusionary)	9,853	
Air Rights (as-of-right)	3,190	Sq. Ft. (Approx.)
Air Rights (w/ Inclusionary)	5,653	
Tax Class	4	
Assesment (19/20)	\$401,221	
Real Estate Taxes (19/20)	\$42,184	

4,200

Gross SF

2

Stories

COMMERCIAL BUILDING

Asset Class

DELIVERED VACANT

Occupancy

FLATBUSH

Location

PROPERTY DESCRIPTION

Ariel Property Advisors presents 150 Campus Road aka 150 Kenilworth Place, a two-story, modern designed commercial building, located opposite of Brooklyn College's main entrance in the Flatbush neighborhood of Brooklyn.

The 4,200 square foot building is located on a block through lot with frontage on Campus Road and Kenilworth Place. The modern designed building features a ground floor unit with 2,100 square feet on the grade and an additional 2,100 square feet below-grade, completely finished with high ceilings. The current configuration of the unit is for a restaurant that is fully equipped with over \$500,000 in capital improvements. The second-floor unit is a fully furnished office with over \$150,000 in capital improvements. The office includes 2 bathrooms, large conference room and a 400 sq. ft. master office with bathroom and shower. The unit was previously owner-occupied and has the ability to be subdivided for more than one office.

The central location of 150 Campus Road aka 150 Kenilworth Place offers numerous transportation options as well as shopping and eating all within close proximity. Triangle Junction, a short walk away, is home to Target, Homegoods, Men's Warehouse as well as CVS Pharmacy. Across the street from the complex is Flatbush station, home to the 2 and 5 train. The property is further surrounded by other popular shopping and eating destinations such as Nike Community Store, Chipotle and Starbucks.

Situated opposite Brooklyn College's main entrance, 150 Campus Road aka 150 Kenilworth Place presents a tremendous opportunity for an owner-user or investor to take advantage of the prime commercial space with high pedestrian foot traffic, approx. 17,000 students pass each day, as well as additional cash-flow from the office unit.

ASKING PRICE: \$3,100,000

212.544.9500

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

For Financing Info

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CURRENT ROLL

Scheduled Gross Income:	\$264,000	
Less Vacancy Rate Reserve (3.50%):	(\$9,240)	
Gross Operating Income:	\$254,760	
Less Expenses:	(\$46,384)	18% of SGI
Net Operating Income:	\$208,376	6.72% Cap Rate

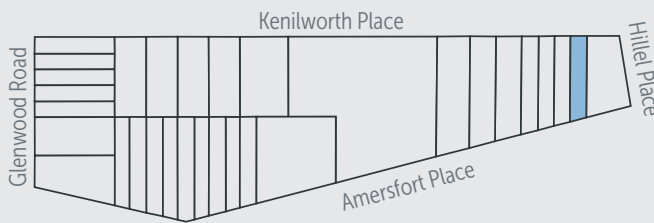
EXPENSES (ESTIMATED)

Real Estate Taxes (19/20)	\$42,184
Insurance	\$4,200
Management Fees	\$10,190
GROSS OPERATING EXPENSES	\$46,384

RENT ROLL

UNIT TYPE	# OF UNITS	PREVIOUS RENT	PROJECTED RENT	PROJECTED ANNUAL INCOME
1st Floor Retail 2100 Sq Ft	1	\$12,230	\$15,000	\$180,000
2nd Floor Office 2100 Sq Ft	1	\$4,923	\$7,000	\$84,000
Finished Basement 2100 Sq Ft	1	\$0	\$0	\$0
TOTAL MONTHLY INCOME			\$22,000	
TOTAL ANNUAL INCOME				\$264,000

South side of Kenilworth Place
between Glenwood Road and Hillel Place



7556 | **71** | **20' X 107.83'** | **2,142**
Block | Lot | Lot Dimensions | Lot Area SF



- 1 Brooklyn College
- 2 Brooklyn College Athletic Field
- 3 Starbucks
- 4 Target
- 5 Walgreens
- 6 Chase Bank
- 7 Nike Community Store
- 8 Chipotle
- 9 Sprint Store
- 10 Blink Fitness
- 11 Fine Fare Supermarkets
- 12 Midwood High School

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Restaurant



Restaurant



Office



Office



Basement



Basement

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