

# 908-910 MCDONALD AVENUE, BROOKLYN, NY 11218

Contiguous Mixed-Use Buildings | FOR SALE



**40' X 100'**

Lot Dimension

**6,600**

Gross SF

**6**

Units

**3**

Stories

**BOROUGH PARK**

Location

## PROPERTY INFORMATION

Block / Lot	5407 / 31, 32
Stories	3
Residential Units	4
Commercial Units	2
Total Number of Units	6
Zoning	M1-1
FAR	1.00
Lot Dimensions	40' x 100'
Lot Size SF	4,000
Building Dimensions	40' x 55'
Building Size SF	6,600
Assesment (18/19)	\$61,026
Real Estate Taxes (18/19)	\$12,440

## PROPERTY DESCRIPTION

Ariel Property Advisors has been retained on an exclusive basis to sell 908-910 McDonald Avenue, two contiguous 3-story mixed-use buildings in Borough Park, Brooklyn. The subject property is located on the west side of McDonald Avenue between 18th Avenue & Avenue F.

The subject property totals 6,600 SF with 40' frontage on McDonald Avenue and is comprised of 2 ground floor retail units and 4 residential units. The retail at 908 McDonald Avenue is a drive through space with curb cuts and access to the backyard, where there is additional parking and storage. Both retail units have leases that will be expiring in early 2020, which presents an opportunity for owner-users while collecting immediate income for the next year and a half. The residential units are comprised of 2 4-bedroom units and 2 2-bedroom units. They have all been fully renovated. All tenants pay for their own utilities, which have all been recently updated.

The property is located half a block from both the 18th Avenue (F) train station and the 18th Avenue/McDonald Avenue B8 bus stop, where service is available to both Manhattan and southern Brooklyn. Please contact our office for more details.

**ASKING PRICE: \$2,450,000**

**212.544.9500**

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

For Financing Info

**Stephen Vorvolakos x25**  
svorvolakos@arielpa.com

**Jiani Zhou x72**  
jzhou@arielpa.com

**Lawrence Sarn x54**  
lsarn@arielpa.com

**Jonathan Berman x20**  
jberman@arielpa.com

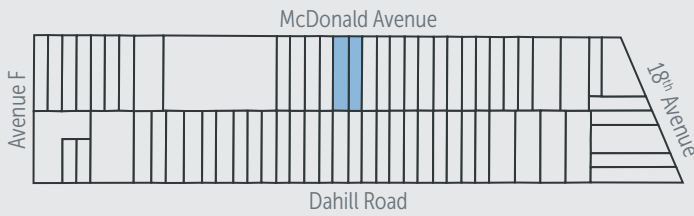
**Paul McCormick x45**  
pmccormick@arielpa.com

# 908-910 MCDONALD AVENUE, BROOKLYN, NY 11218

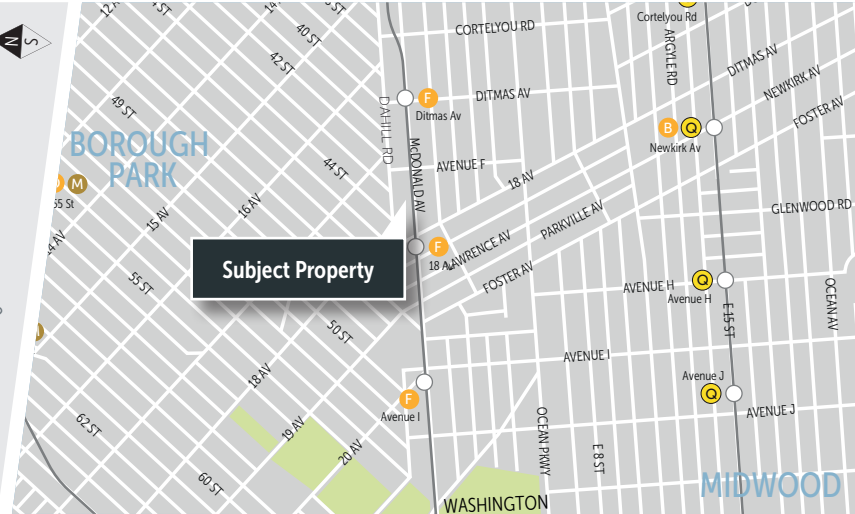
Contiguous Mixed-Use Buildings | **FOR SALE**



West side of McDonald Avenue between Avenue F and 18<sup>th</sup> Avenue



**5407** | **31, 32** | **40' X 100'** | **4,000**  
 Block | Lot | Lot Dimensions | Lot Area SF



## CURRENT ROLL

Scheduled Gross Income:	\$160,800	
Gross Operating Income:	\$160,800	
Less Expenses:	(\$31,763)	20% of SGI
Net Operating Income:	\$129,037	5.27% Cap Rate

## SCHEDULED INCOME

UNIT	UNIT TYPE	UNIT STATUS	ACTUAL/PROJECTED	MONTHLY RENT	LEASE EXPIRATION
908 McDonald Ave - Retail *	Commercial	Comm.	Actual	\$4,500	3/14/2020
908 McDonald Ave - Apt 1	Residential	FM	Actual	\$1,200	M-T-M
908 McDonald Ave - Apt 2	Residential	FM	Actual	\$1,700	M-T-M
910 McDonald Ave - Retail *	Commercial	Comm.	Actual	\$2,000	3/14/2020
910 McDonald Ave - Apt 1	Residential	FM	Actual	\$2,000	M-T-M
910 McDonald Ave - Apt 2	Residential	FM	Actual	\$2,000	4/2020
<b>TOTAL MONTHLY INCOME</b>				<b>\$13,400</b>	
<b>TOTAL ANNUAL INCOME</b>				<b>\$160,800</b>	

## EXPENSES (ESTIMATED)

Real Estate Taxes (18/19)	\$12,440
Water & Sewer	\$3,800
Insurance	\$1,500
Fuel	-
Electric	\$1,063
Repairs	\$1,800
Payroll	\$3,120
Legal/Miscellaneous	\$3,216
Management	\$4,824
<b>GROSS OPERATING EXPENSES</b>	<b>\$31,763</b>

## ASKING PRICE: \$2,450,000

## 212.544.9500

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

For Financing Info

**Stephen Vorvolakos x25**  
svorvolakos@arielpa.com

**Jiani Zhou x72**  
jzhou@arielpa.com

**Lawrence Sarn x54**  
lsarn@arielpa.com

**Jonathan Berman x20**  
jberman@arielpa.com

**Paul McCormick x45**  
pmccormick@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. 25 June 2019 4:56 pm

# 908-910 MCDONALD AVENUE, BROOKLYN, NY 11218

Contiguous Mixed-Use Buildings | **FOR SALE**



**ASKING PRICE: \$2,450,000**

**212.544.9500**  
arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

For Financing Info

**Stephen Vorvolakos x25**  
svorvolakos@arielpa.com

**Jiani Zhou x72**  
jzhou@arielpa.com

**Lawrence Sarn x54**  
lsarn@arielpa.com

**Jonathan Berman x20**  
jberman@arielpa.com

**Paul McCormick x45**  
pmccormick@arielpa.com