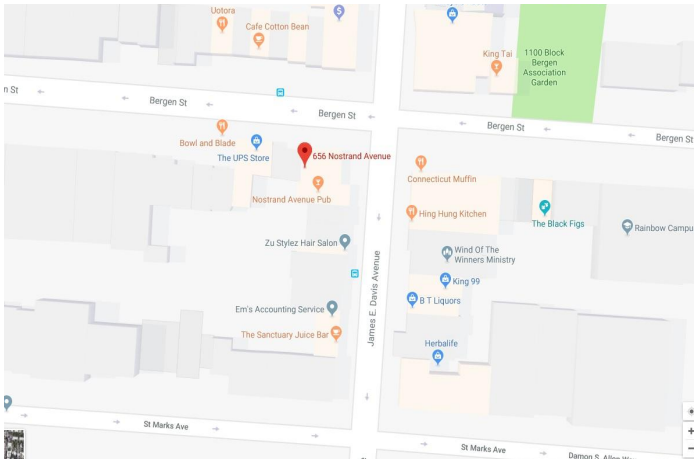
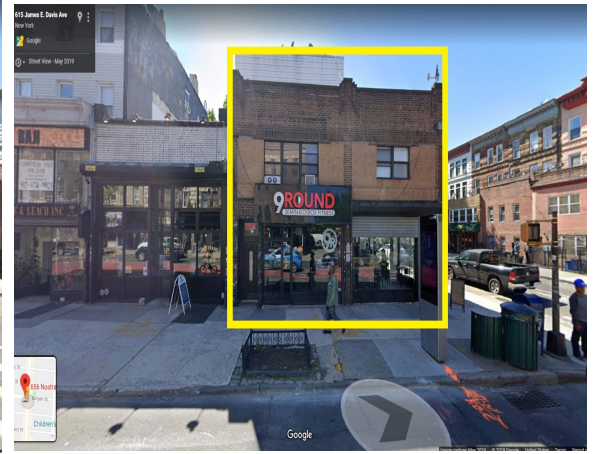


656 Nostrand Avenue, Brooklyn, NY 11216

Price For Sale: \$3,700,000

COMMERCIAL



PROPERTY HIGHLIGHTS

Building Size: 4,970 Sq Ft
Lot Size: 3,558 Sq Ft
4 Stores plus 3 -2 Bedroom Apts, All Apartments are Free Rent.

Apt#1 - \$1,900
Apt#2 - \$2,150
Apt#3 - \$2,300
UPS: \$4,611
KickBoxing: \$5,574
Corner: \$4,300

Property Information:

Tax: \$36,000
Water: \$2,000
Con-Ed: \$600
Ins: \$8,000, Gross: \$250,020
NOI: \$= \$203,420
Property has Air rights
UPS utilizes 2 stores
Cap Rate 5.14

CENTURY 21

Commercial

Mizrahi Realty

We know the Boroughs

Samuel Mizrahi

Broker Associate

President Commercial Division

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