



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

SIX-UNIT MIXED-USE PROPERTY FOR SALE

\$1,750,000

AVAILABLE SPACE

4,500 SF



FOR SALE

CBRCD.COM

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**COLDWELL BANKER COMMERCIAL
RELIABLE REAL ESTATE**

7428 5th Avenue, Brooklyn, NY 11209
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SIX-UNIT MIXED-USE PROPERTY FOR SALE

9054 Fort Hamilton Parkway, Brooklyn, NY 11209

SALE



SALE PRICE **\$1,750,000**

OFFERING SUMMARY

Number Of Units:	6
Cap Rate:	4.4%
NOI:	\$77,042
Lot Size:	1,925 SF
Year Built:	1927
Building Size:	4,500 SF
Zoning:	R5B
Market:	Brooklyn
Submarket:	Bay Ridge
Price / SF:	\$388.89

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PROPERTY OVERVIEW

Coldwell Banker Commercial Reliable Real Estate is pleased to present for sale two mixed-use properties located at 9052 and 9054 Fort Hamilton Parkway in the Bay Ridge section of Brooklyn. Each building is situated on a 20 x 96 ft lot zoned R5B and encompasses a total of 4,500 SF. The mixed-use properties include 3 stories with 20 ft of frontage and a depth of 75 ft a mix of one retail and five free market residential units. The properties can be purchased separately or combined as part of a package that would include a total of 9,000 SF and twelve units. The properties are in Bay Ridge within proximity to public transportation, roads, and prime shopping corridors such as 86th Street. The properties represent an excellent opportunity for an investor to acquire six or twelve units if purchased as a package. For more information and to schedule a property tour, please contact exclusive broker. Coldwell Banker Commercial Reliable Real Estate.

PROPERTY HIGHLIGHTS

- Can be purchased as a package with 9052 Fort Hamilton Parkway
- Excellent investment opportunity with free market rents
- Located near the 95th Street R train station and B8, B70, S53, S93, S79-SBS bus stations
- Located close to Belt Parkway and Gowanus Expressway



SIX-UNIT MIXED-USE PROPERTY FOR SALE

9054 Fort Hamilton Parkway, Brooklyn, NY 11209

SALE



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PROPERTY DESCRIPTION

Coldwell Banker Commercial Reliable Real Estate is pleased to present for sale two mixed-use properties located at 9052 and 9054 Fort Hamilton Parkway in the Bay Ridge section of Brooklyn. Each building is situated on a 20 x 96 ft lot zoned R5B and encompasses a total of 4,500 SF. The mixed-use properties include 3 stories with 20 ft of frontage and a depth of 75 ft a mix of one retail and five free market residential units. The properties can be purchased separately or combined as part of a package that would include a total of 9,000 SF and twelve units. The properties are in Bay Ridge within proximity to public transportation, roads, and prime shopping corridors such as 86th Street. The properties represent an excellent opportunity for an investor to acquire six or twelve units if purchased as a package. For more information and to schedule a property tour, please contact exclusive broker. Coldwell Banker Commercial Reliable Real Estate.

LOCATION DESCRIPTION

Bay Ridge is a residential neighborhood in the southwest corner of the New York City borough of Brooklyn. It is bounded by Sunset Park on the north, Dyker Heights on the east, the Narrows and the Belt Parkway on the west, and Fort Hamilton Army Base and the Verrazzano-Narrows Bridge on the south.



SIX-UNIT MIXED-USE PROPERTY FOR SALE

9054 Fort Hamilton Parkway, Brooklyn, NY 11209

SALE



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LOCATION INFORMATION

Building Name	Six-Unit Mixed-Use Property For Sale
Street Address	9054 Fort Hamilton Parkway
City, State, Zip	Brooklyn, NY 11209
County	Kings
Market	Brooklyn
Sub-market	Bay Ridge
Cross-Streets	92nd Street
Signal Intersection	No

BUILDING INFORMATION

NOI	\$77,042.00
Cap Rate	4.4
Occupancy %	100.0%
Number of Floors	3
Average Floor Size	1,500 SF
Year Built	1927
Gross Leasable Area	4,500 SF
Free Standing	No

PROPERTY HIGHLIGHTS

- Can be purchased as a package with 9052 Fort Hamilton Parkway
- Excellent investment opportunity with market rate rents
- Located near the 95th Street R train station and B8, B70, S53, S93, S79-SBS bus stations



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SIX-UNIT MIXED-USE PROPERTY FOR SALE

9054 Fort Hamilton Parkway, Brooklyn, NY 11209

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INVESTMENT OVERVIEW

SIX-UNIT MIXED-USE PROPERTY FOR SALE - BAY RIDGE

Price	\$1,750,000
Price per Unit	\$291,666
GRM	15.8
CAP Rate	4.4%
Cash-on-Cash Return (yr 1)	4.4 %
Total Return (yr 1)	\$77,042
Debt Coverage Ratio	-

OPERATING DATA

SIX-UNIT MIXED-USE PROPERTY FOR SALE - BAY RIDGE

Gross Scheduled Income	\$110,808
Other Income	-
Total Scheduled Income	\$110,808
Vacancy Cost	\$0
Gross Income	\$110,808
Operating Expenses	\$33,766
Net Operating Income	\$77,042
Pre-Tax Cash Flow	\$77,042



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INCOME SUMMARY

SIX-UNIT MIXED-USE PROPERTY FOR SALE - BAY RIDGE

PER SF

Storefront	\$20,208	\$4.49
Apartment 1R	\$18,000	\$4.00
Apartment 2R	\$16,800	\$3.73
Apartment 2F	\$18,000	\$4.00
Apartment 3R	\$19,200	\$4.27
Apartment 3F	\$18,600	\$4.13
Gross Income	\$110,808	\$24.62

EXPENSE SUMMARY

SIX-UNIT MIXED-USE PROPERTY FOR SALE - BAY RIDGE

PER SF

Property Tax	\$22,576	\$5.02
Property Insurance	\$1,050	\$0.23
Gas	\$4,800	\$1.07
Common Electric	\$840	\$0.19
Water / Sewer	\$4,500	\$1.00
Gross Expenses	\$33,766	\$7.50
Net Operating Income	\$77,042	\$17.12



SIX-UNIT MIXED-USE PROPERTY FOR SALE

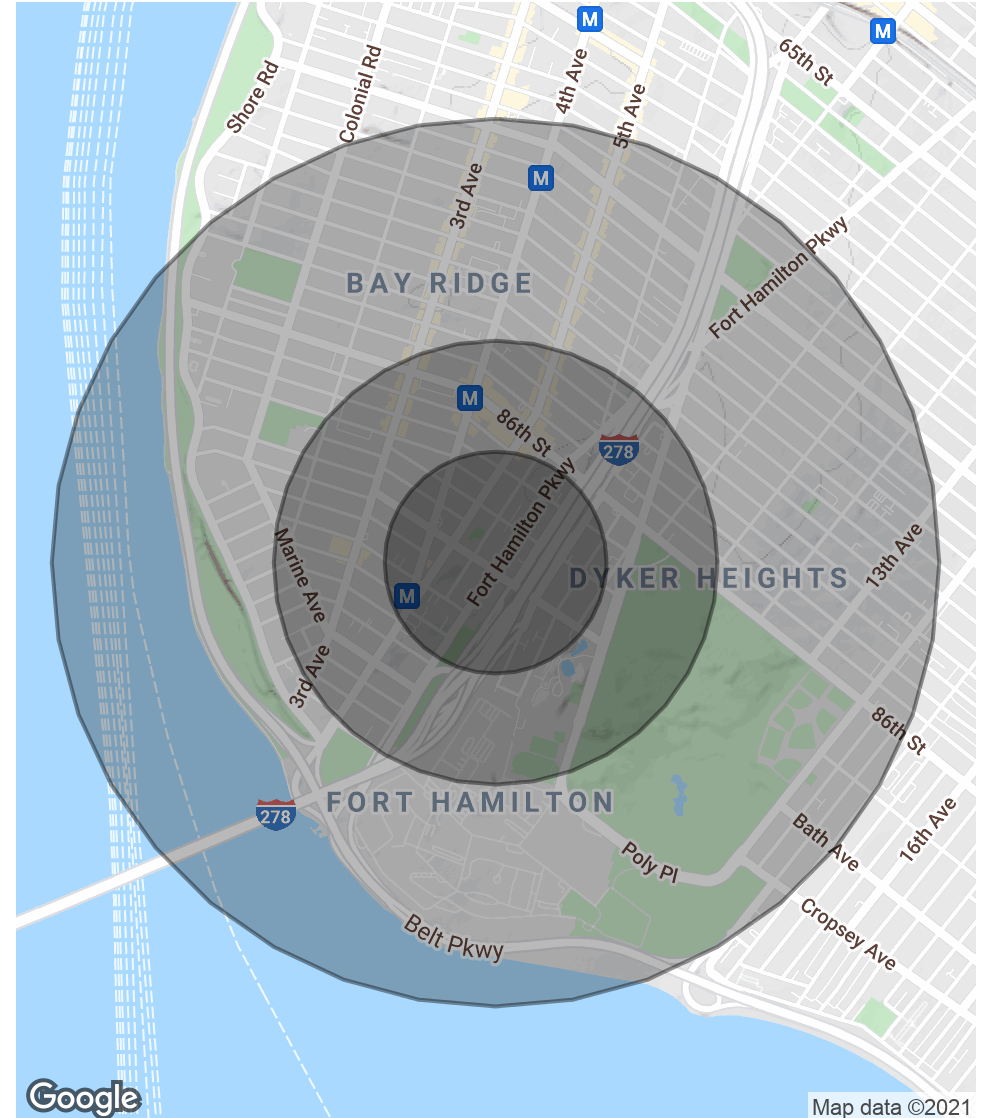
9054 Fort Hamilton Parkway, Brooklyn, NY 11209

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,471	22,848	63,167
Average age	37.3	38.6	39.4
Average age (Male)	35.6	37.5	38.0
Average age (Female)	37.9	39.1	40.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,901	9,984	26,679
# of persons per HH	2.2	2.3	2.4
Average HH income	\$64,436	\$72,010	\$76,728
Average house value	\$458,717	\$505,164	\$605,609

* Demographic data derived from 2010 US Census





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CONFIDENTIALITY AGREEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.