

Commercial
Realty Hub

17 Unit Apt bldg

In Prospect Park South

361 Ocean Ave

Brooklyn, NY 11226

At a Glance

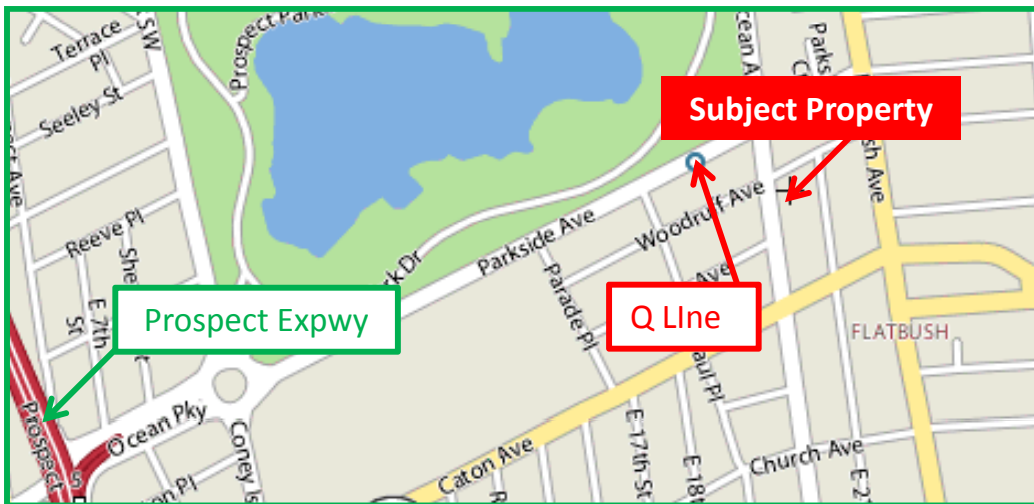
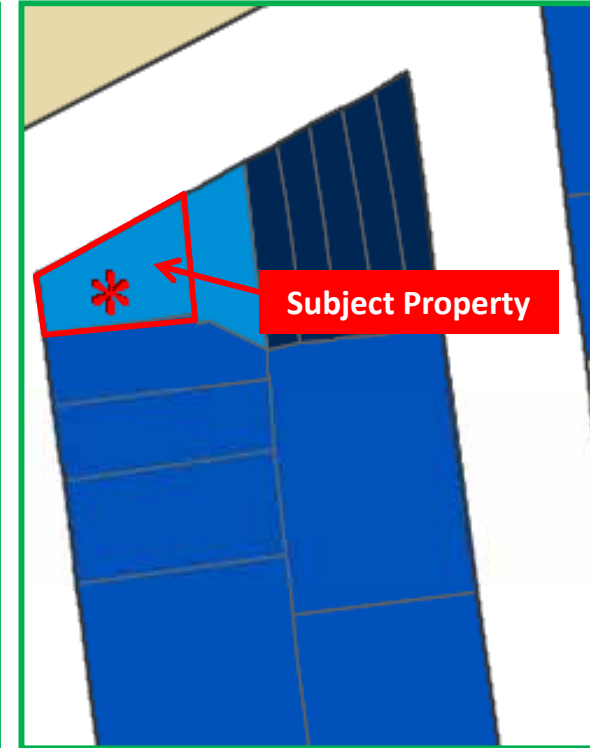
Section:	Brooklyn
Block:	5062
Lots:	33
Lot Dimensions:	28' x 83'
Appr. Lot SF:	3,304
Bldg Dimensions:	28' x 69'
Appr. Bldg SF:	7,756
Basement SF:	1,941
Air Rights SF:	3,601
Zoning:	R7-1
State Use:	Apartment
Taxes:	\$ 20,587

Features

- Four Story 17 unit Apartment Bldg
- Fully Tenanted
- Full Basement - can be utilized as Supervisor's apartment
- Free Market Rents - potential upside
- Corner Property
- Two blocks West of Flatbush Ave
- Across the Street from Prospect Park
- Near Public Transportation
- Great for Investor

Financials

	Actual	Projected
Income	\$ 193,572	\$ 218,400
Expenses	\$ (50,330)	\$ (50,330)
NOI	\$ 143,242	\$ 168,070



For Further Information e-mail:
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Asking Price
\$1,950,000

Information furnished herein has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. All zoning, size, uses etc must be independently verified by you, your tax advisor, architect, lawyer etc. Information is submitted subject to errors, omissions, change of price, rental or other condition, prior to sale or lease or withdrawal without notice.