

Mixed Use-3 Family & Store

9623 Avenue M Brooklyn, New York 11236

Asking Price \$1,500,000

New Listing!



Borough:	Brooklyn	# Families:	3 family & sto
Neighborhood:	Canarsie	Bedrooms:	4
Cross St 1:	Corner of Rockaway Parkway	Baths Full:	4
Cross St 2:	East 96 Street	Baths Half:	0
Bldg Type:	Detached	Baths 3/4:	0
Type:	Brick	Tot Rms:	18
Style:	High Ranch	Apx Sqft:	3,050
Block/Lot:	<u>Block # 8261 lot# 2</u>	Stories:	2
Bldg Size:	20 x 51	Waterfront:	No
Lot Size:	30.5 x 100	Year Built:	1931
Lot Sqft:	2,400	Hndcap Acc:	Unknown
Zoning:	R4-1	Cert Occup:	YES
Basement Type:	Finished, Full, Separate Entrance, Walk-in	Own Occup:	No
		Sale Type:	Arm's Length

	Rooms	Beds	Baths
Level 1:	3	0	1.00
Level 2:	7	2	1.05
Level 3:	8	2	2.00

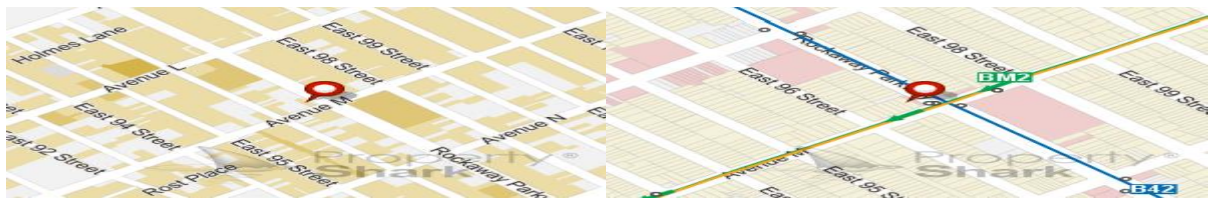
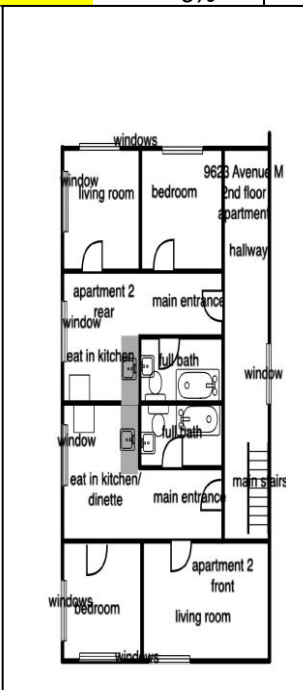
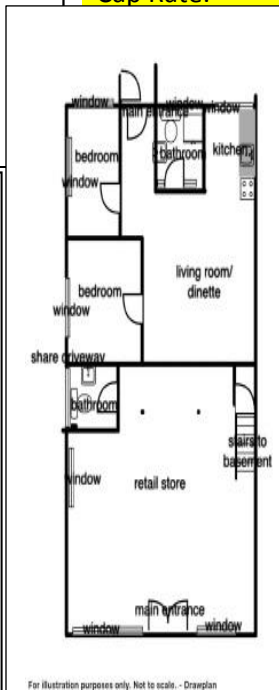
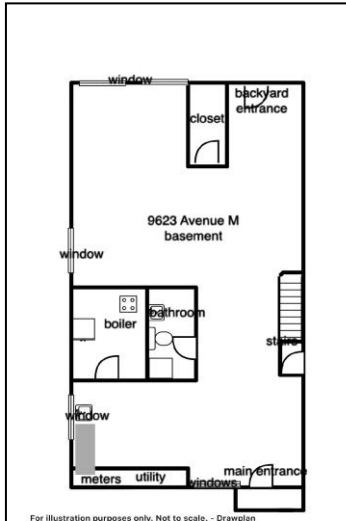
Type:	Studio	BR:	0	FB:	1	Floor/Unit#:	Basement	Current Rent:	\$1000	Increase/yr:		Electric/yr:	
Status:	Month-to-Month	Tot BA:	1	3/4:	0	Ceiling Hgt:		Proj Rent:		Sec Dep:		Heat/yr:	
Date Avail:		Rooms:	3	HB:	0	# Units:	1	Sqft/Unit:				Wat/Sew/yr:	
Description:	Super- Totally Newly Renovated in November 2019 -Storage							Features:	,				
Type:	2 Bedrooms	BR:	2	FB:	1	Floor/Unit#:	1 Rear	Current Rent:	\$2,000	Increase/yr:		Electric/yr:	
Status:	Lease 05/21	Tot BA:	1	3/4:	0	Ceiling Hgt:		Proj Rent:		Sec Dep:		Heat/yr:	
Date Avail:		Rooms:	5	HB:	0	# Units:	1	Sqft/Unit:				Wat/Sew/yr:	
Description:	Totally Newly Renovated in December 2019							Features:	Appliances Included, Heat Included, Oven/Range, RE Taxes, Water Included tenant pays own water & ele				
Type:	Storefront	BR:	0	FB:	0	Floor/Unit#:	Storefront	Current Rent:	\$2,000	Increase/yr:		Electric/yr:	
Status:	5 Years lease	Tot BA:	0	3/4:	0	Ceiling Hgt:		Proj Rent:		Sec Dep:		Heat/yr:	
Date Avail:	March/2025	Rooms:	1	HB:	1	# Units:	3	Sqft/Unit:				Wat/Sew/yr:	
Description:	Totally Newly Renovated in February 2020							Features:	Tenant pays own water, RE Taxes included				
Type:	1 Bedrooms	BR:	1	FB:	1	Floor/Unit#:	2F	Current Rent:	\$1,500	Increase/yr:		Electric/yr:	
Status:	Month-to-Month	Tot BA:	1	3/4:	0	Ceiling Hgt:		Proj Rent:		Sec Dep:		Heat/yr:	
Date Avail:		Rooms:	4	HB:	0	# Units:	4	Sqft/Unit:				Wat/Sew/yr:	
Description:	Totally Newly Renovated in December 2019							Features:	Appliances Included, Heat Included, Oven/Range, RE Taxes, Refrigerator, Water Included				
Type:	1 Bedroom	BR:	1	FB:	1	Floor/Unit#:	2R	Current Rent:	\$1,500	Increase/yr:		Electric/yr:	
Status:	Month-to-Month	Tot BA:	1	3/4:	0	Ceiling Hgt:		Proj Rent:		Sec Dep:		Heat/yr:	
Date Avail:		Rooms:	4	HB:	0	# Units:	4	Sqft/Unit:				Wat/Sew/yr:	
Description:	Totally Newly Renovated in January 2020							Features:	Appliances Included, Oven/Range, RE Taxes, Refrigerator, Water Included				
Parking:	Share Drive							Basement:	Finished, Full, Separate Entrance, Walk-in				
Parking Attrib:	3 Spaces							Heat Source:	New Gas boiler				
Flooring:	Hardwood							Heat Delivery:	Hot Water, Steam/Radiator				
Roof:	New Flat roof 2019							Foundation:	Poured Concrete				
Exterior:	Brick							Electric:	Circuit Breakers				
Construction:	Other							Yard:	Back, Front, Side, Fenced - Full				
Hot Water:	Gas, Hot Water Coil in Boiler							Bldg Amenities:	Secure Lobby, Storage rooms				
Financing:	1031 Exchange, Bank Mortgage, Cash							Est Insur \$ Yr:	\$2,700	Est Elec \$ Yr:	\$300		
Features:	Central Air - Split, Refrigerator, Stove							Misc Exp \$ Yr:	600.00				
Est Water/Sewer \$ Yr:	4,000.00	Est Fuel \$ Yr:	\$3,500										
Gross Income:	\$98,400.00	Tax Yr \$:	\$7,548										

East 90's Canarsie Brooklyn. Totally NEWLY renovated from top to bottom in November 2019 to January 31 2020 LEGAL 3 family & store!
 Fully detached ALL brick building with full finished basement! 5 room apartment (2 bedroom EACH apartment unit) each 3 family! Plus Beauty salon Store front approx. 600 sq ft (20 ft wide frontage) & Huge FINISHED basement! Lot 30.5 ft x 100 ft & building size 20 ft x 51 ft
 New roof, siding, boiler & much more! 5 income producing plus billboard sign! Low Real Estate Taxes! Will not last! Cap rate 6% High traffic area & near all buses –Next to Minutes to Manhattan express bus, Canarsie pier & more! Start collecting your rent!! Call 347-526-5131 ONLY

Income: 2nd floor Front \$ 1,500.00 month (1 bedroom-NO LEASE) 2nd floor Back \$ 1,500.00 month (1 bedroom-NO LEASE)

Storefront: Beauty Salon \$ 2,000.00 a month (March 2025)
 1st floor Rear \$1,700.00 a month (May 2021)
 Basement- Super \$ 1,000.00 month Storage Billboard sign \$ 500.00

Actual Income(buyer)	
Gross Income	98,400
Operating expense:	
Insurance	2700
Property Management	600
Maintenance	3500
Taxes	7548
Gross Expense	14348
Net Income:	84052
Purchase Price:	1500000
Cap Rate:	6%



BRP Associates, Inc.
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