

## 5-STORY HI END MEDICAL OFFICE BUILDING IN SHEEPSHEAD BAY



1523 Voorhies Avenue, Brooklyn, NY 11235

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We obtained the information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## Executive Summary

# 5-STORY HI END MEDICAL OFFICE BUILDING IN SHEPSHEAD BAY

**Address** 1523 Voorhies Avenue, Brooklyn, NY 11235

**Description** The entire property is completely built out and features a contemporary lobby, high-end finishes, and specialized infrastructure including hospital-grade plumbing, electrical systems, office based surgery operation rooms with back up generator.

The property has a \$5,000,000 assumable interest only mortgage at 3.78%. In a volatile capital market, this sits significantly below prevailing interest rates, offering a buyer immediate stability and superior cash flow. This represents approximately \$1,000,000 in interest savings over the next six year.

The property is fully occupied with the exception of the second floor.

The Second Floor is a fully built-out medical suite featuring one surgical room, nine exam rooms/offices, a large multipurpose area, and a spacious reception/administrative wing. This space is perfectly positioned for a physician group or any general offices.

The property is strategically located in the heart of Sheepshead Bay in South Brooklyn, boasting a Walk Score of 98 and a Transit Score of 83, offering unmatched connectivity.

The property is approximately 100 yards from the Sheepshead Bay subway station and offers direct vehicular access via Exit 8 of the Belt Parkway.

**Size** 18,858 RSF

**Occupancy** 77.1%

**Potential Gross Income** \$786,290

**Operating Expenses** \$262,000

**Net Operating Income** \$524,290

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<b>Cap Rate</b>	6.5%
<b>Price</b>	<b>\$8,100,000</b> <b>(\$429.52/SF)</b>
<b>Financing</b>	<b>\$5,000,000 Assumable mortgage at 3.78% interest only till 11/16/2031</b>
<b>Comments</b>	The Rent Roll and Income and Expense statements will be provided after the execution of the confidentiality agreement.

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**Interior Pictures**

Lobby



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2<sup>nd</sup> Floor



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5<sup>th</sup> Floor



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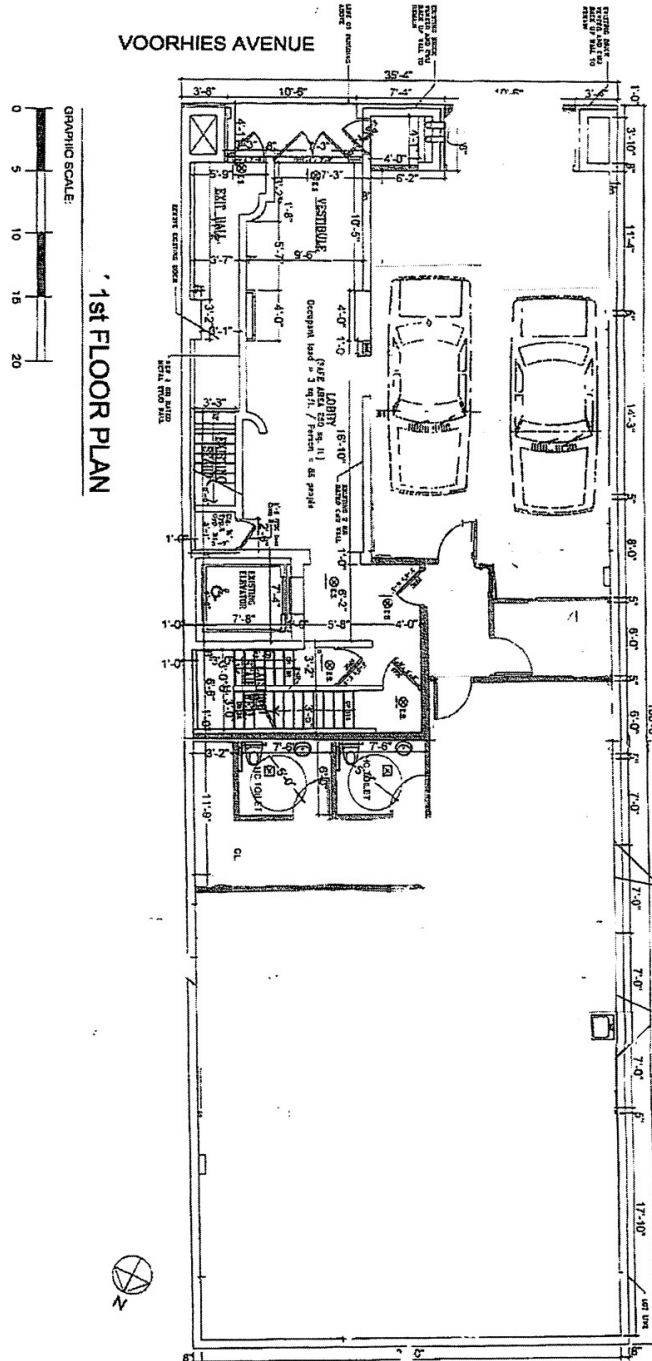


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**FL Plans**

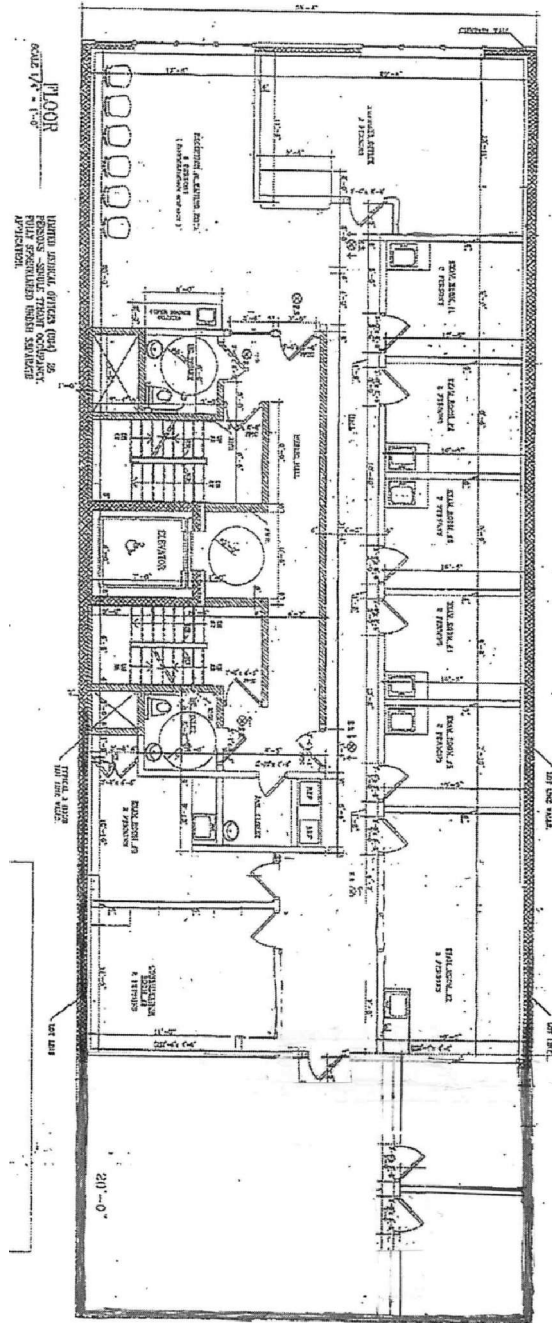
1<sup>st</sup> Floor Floorplan



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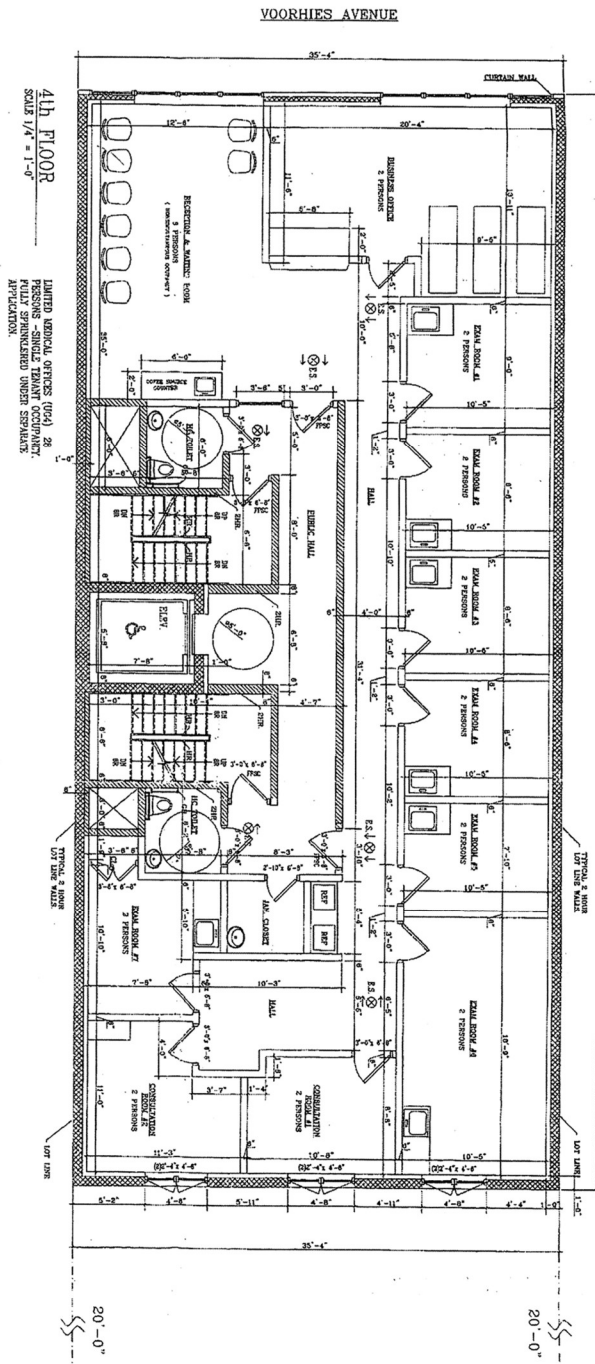
2<sup>nd</sup> Fl Floorplan



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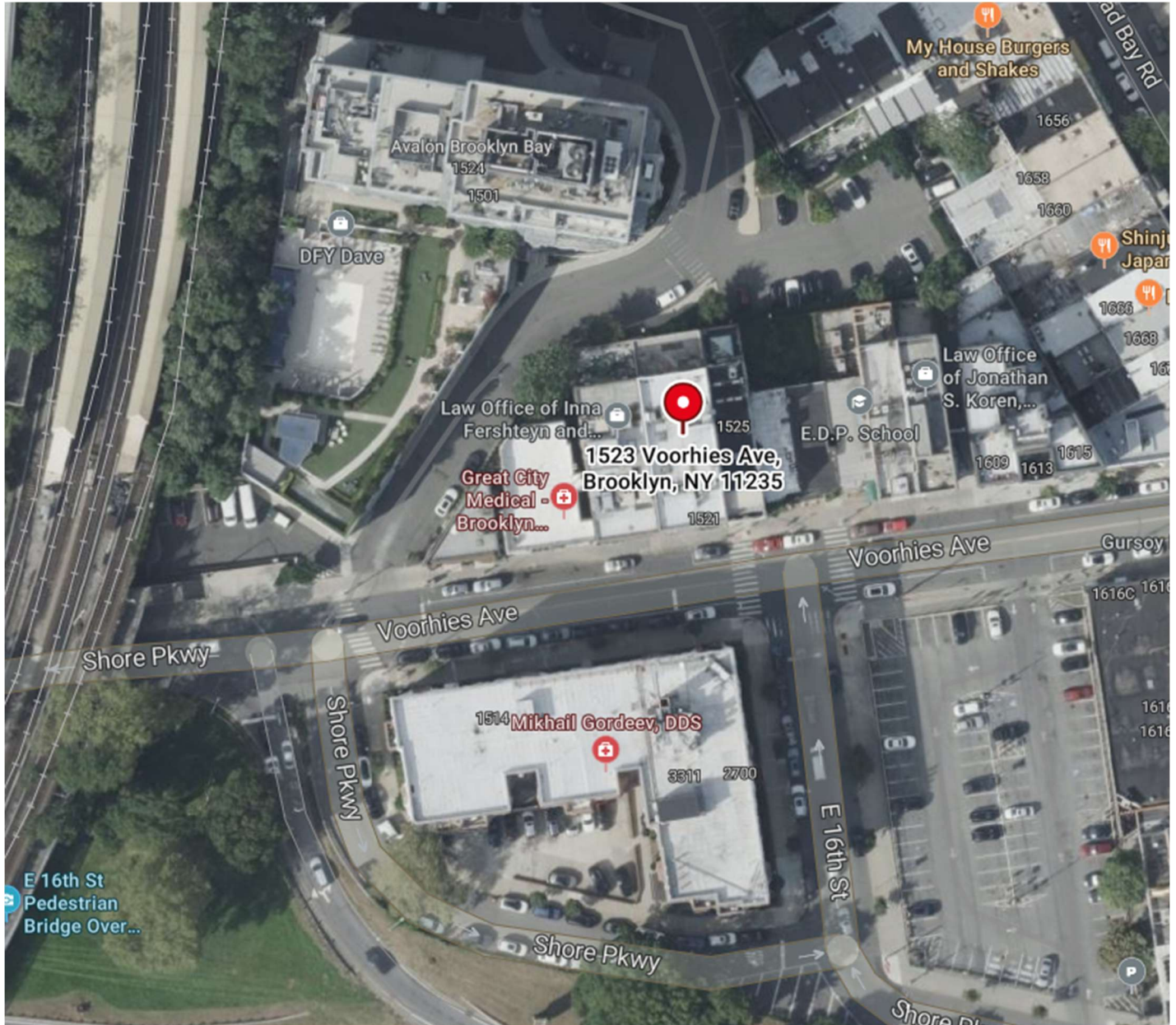
3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup> FL Floor Plan



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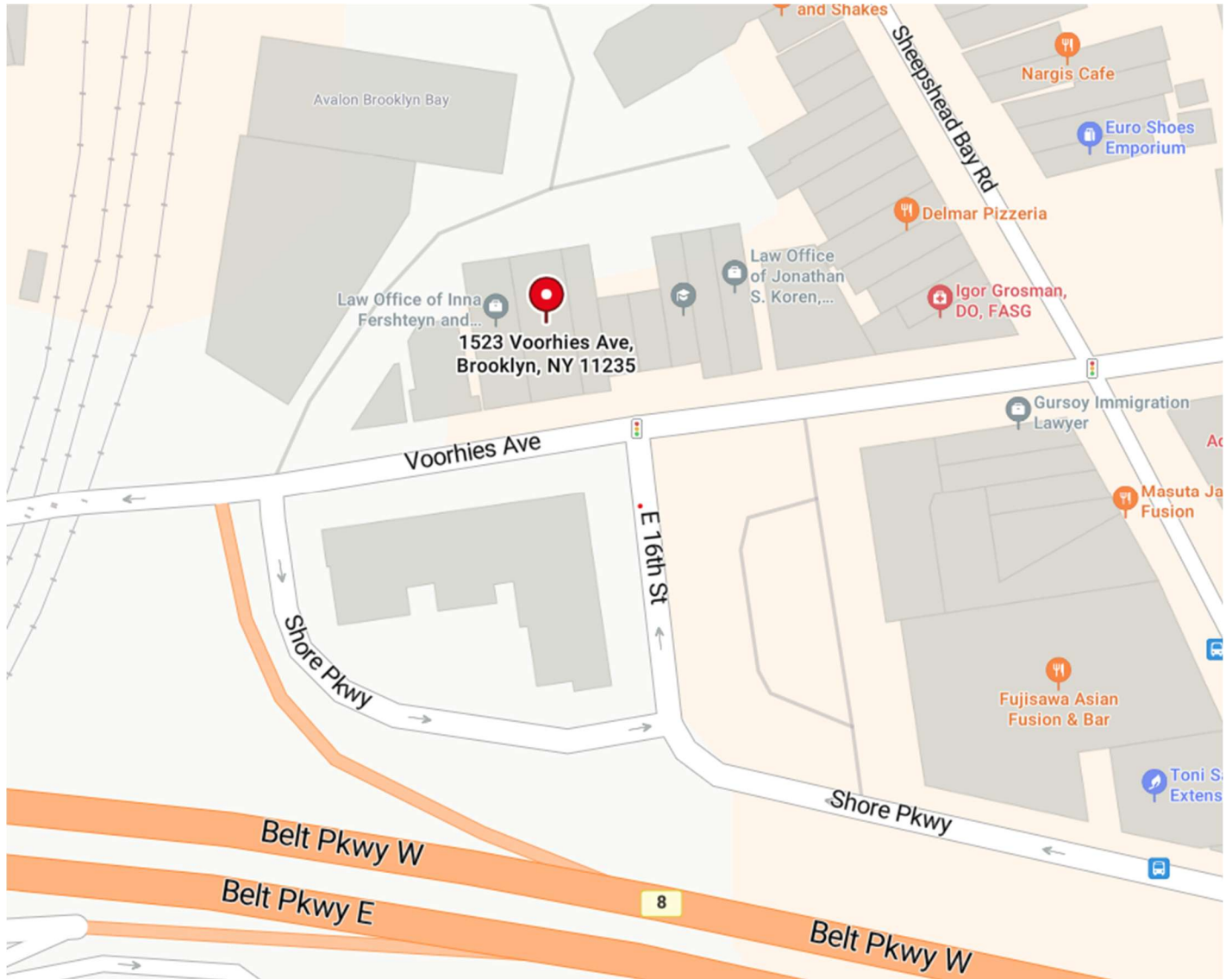
**Aerial Picture**



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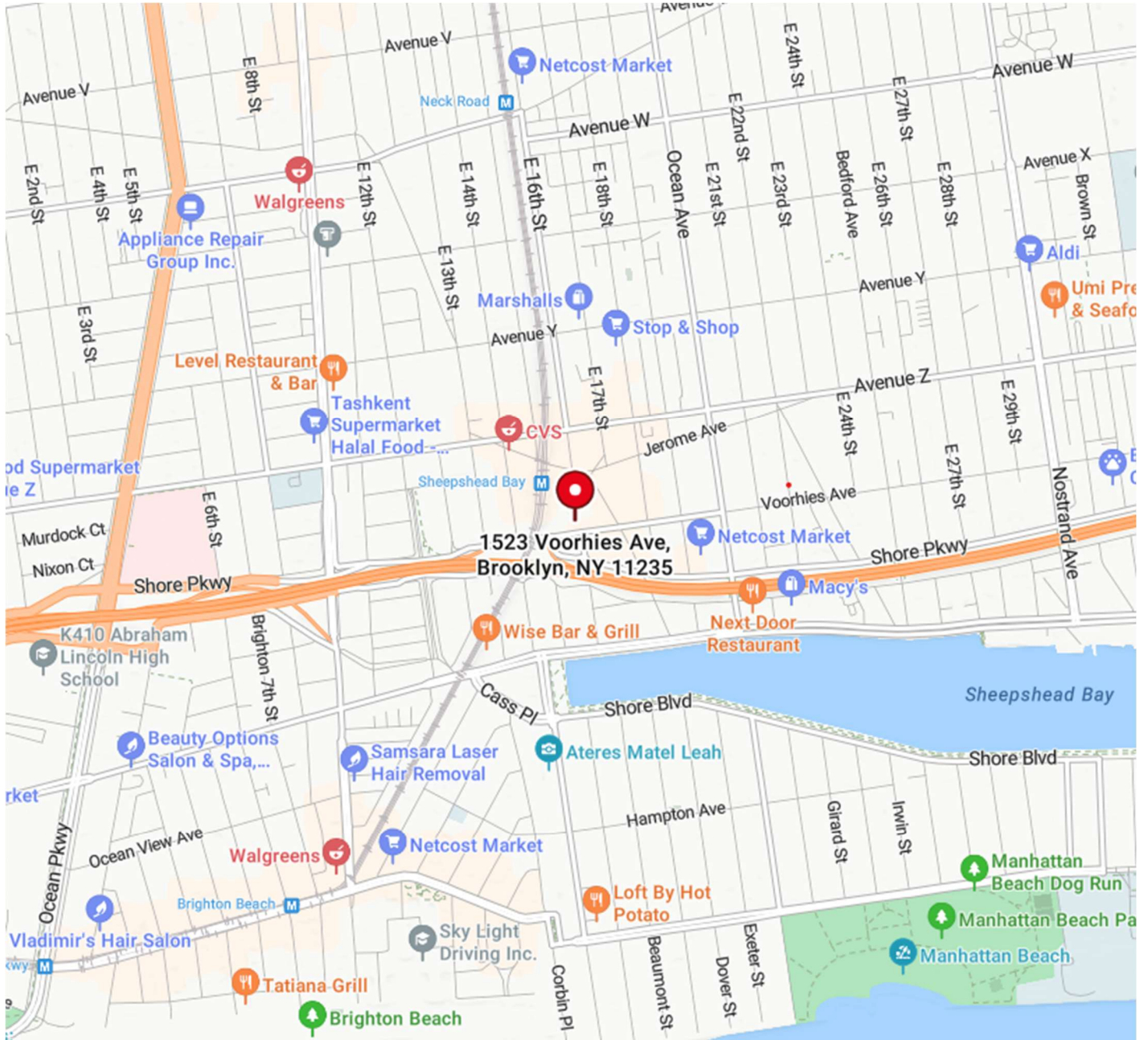
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**Maps**



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