

3111 OCEAN PKWY C1

BROOKLYN, NY 11235

SPECIAL PURPOSE PROPERTY | FOR SALE



PROPERTY DESCRIPTION

Commercial Condo Located in Brighton Beach Brooklyn in the Seabreeze Plaza Condominium. This is a 95 Car above ground Parking garage. 2 Story structure covers 17568 SF. Entrance on Ocean parkway. Currently operated by the owner. 24 Hour Access. Owner would consider a net lease or a sale. Parking spots in neighborhood exceed \$400 per month. Garage also available for beach users and daily/hourly parking. Possibility of creating a condo unit and selling spots individually.

BBL: 4-08679-1001

Expenses:

- Insurance - \$6,292.54
- Taxes- \$59,289.58
- Common Charges - \$8,251.80
- Electric- \$3,850.00

Total Expenses - \$77,683.92

PROPERTY HIGHLIGHTS

- 95 Parking space capacity

RAYMOND MORDEKHAI

PRINCIPAL BROKER / PRESIDENT

718.820.1200

RAYMOND@FORESTPARKNY.COM

OFFERING SUMMARY

Sale Price:	\$3,500,000
Number of Units:	1
Lot Size:	N/A
Unit Size:	17,568 SF

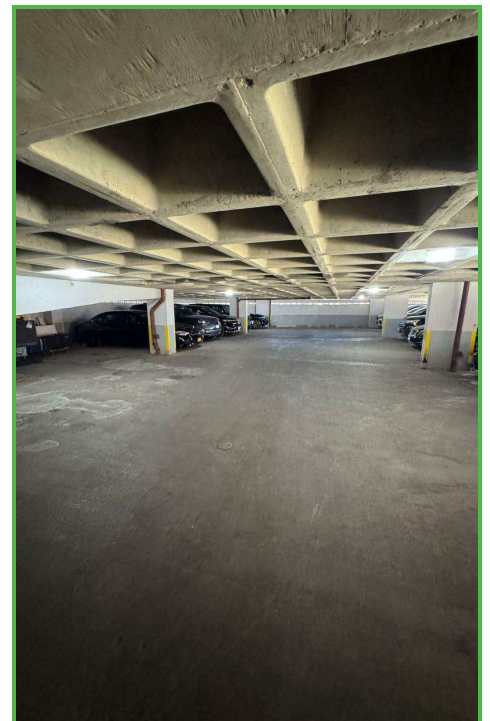
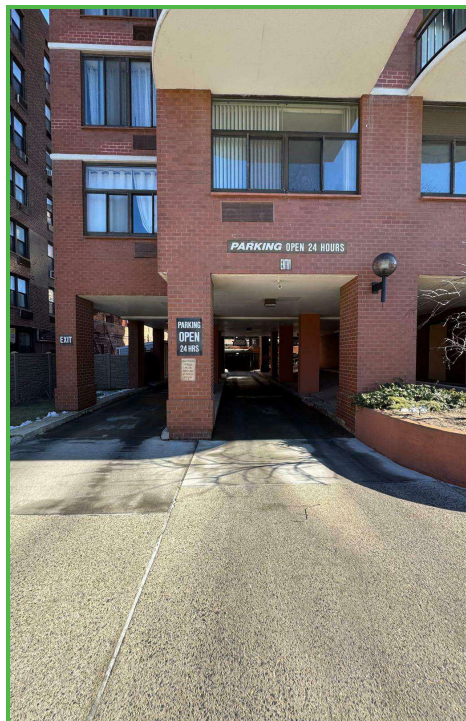
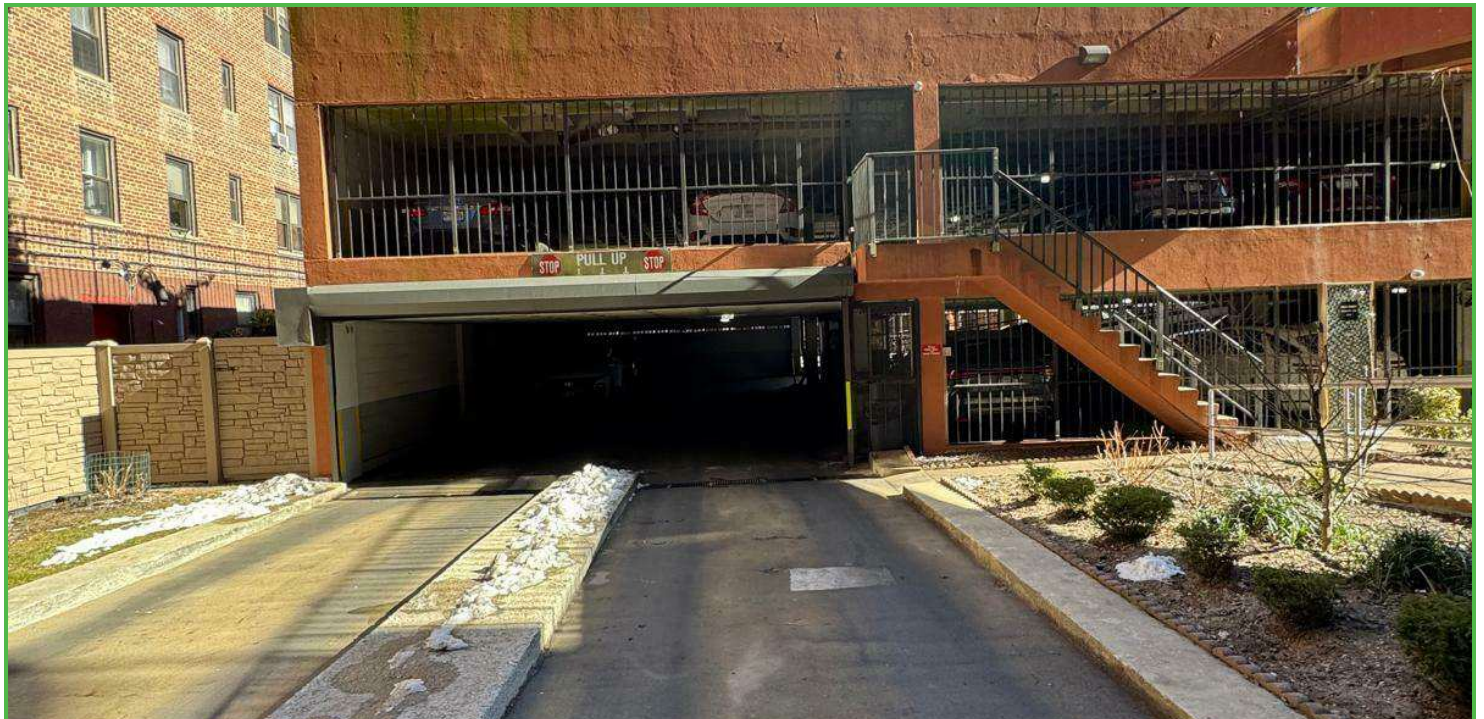
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,362	12,866	30,501
Total Population	10,774	27,032	71,055
Average HH Income	\$75,151	\$77,900	\$86,711

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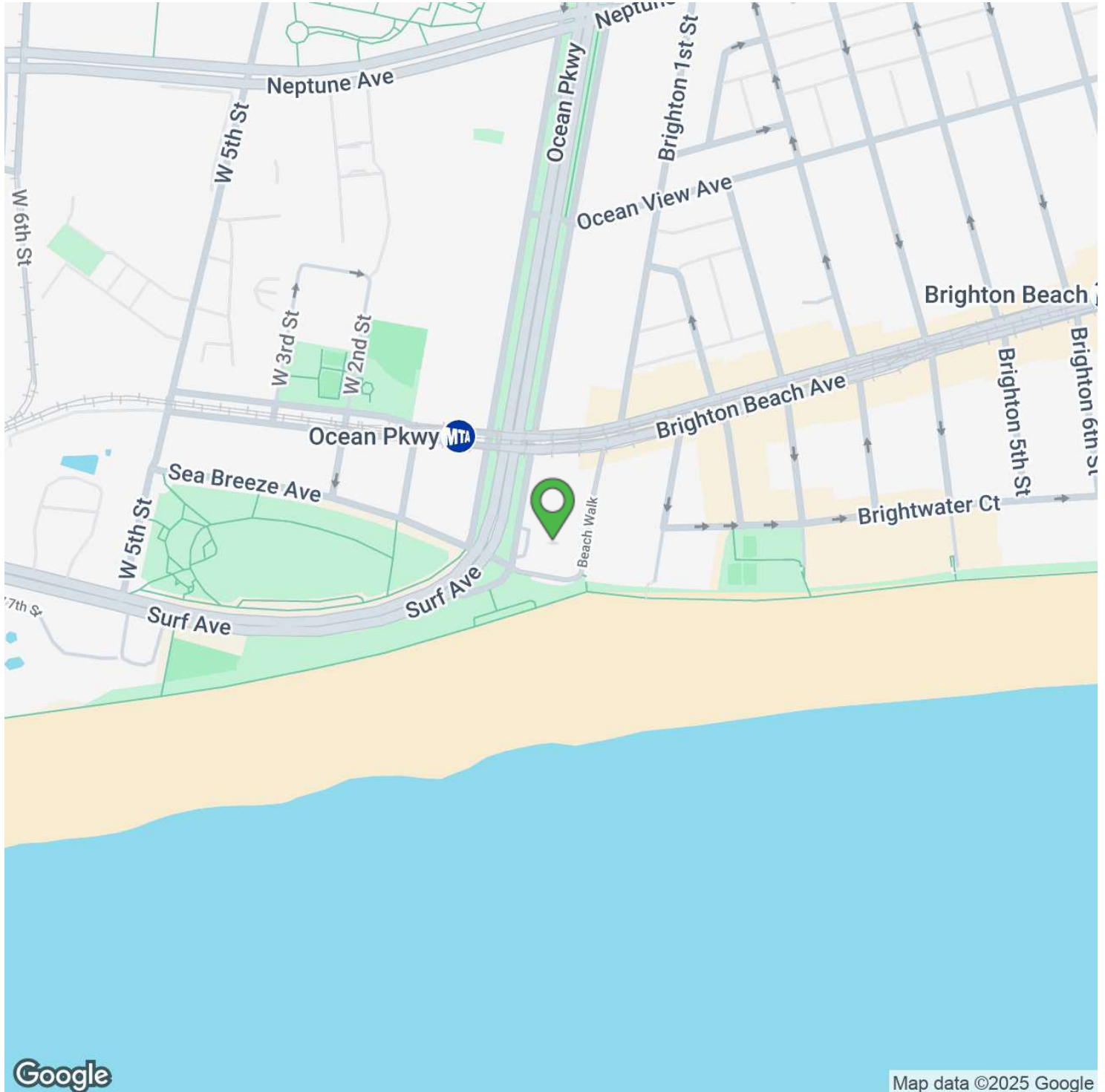
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ADDITIONAL PHOTOS

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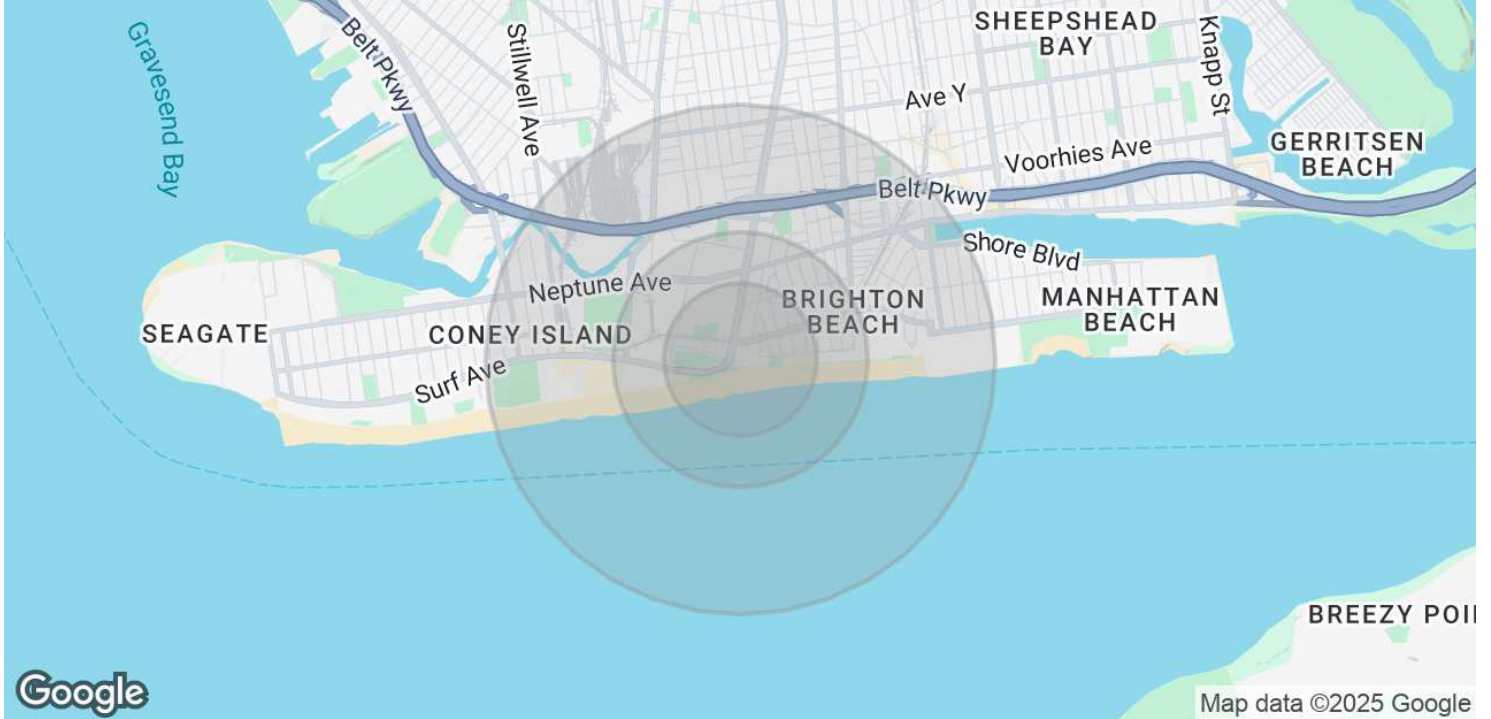
LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	10,774	27,032	71,055
Average Age	51	50	47
Average Age (Male)	48	48	45
Average Age (Female)	53	53	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,362	12,866	30,501
# of Persons per HH	2	2.1	2.3
Average HH Income	\$75,151	\$77,900	\$86,711
Average House Value	\$628,940	\$623,026	\$772,558

Demographics data derived from AlphaMap

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DEMOGRAPHICS MAP & REPORT