

**BERKSHIRE
HATHAWAY**

LAFHEY
INTERNATIONAL
REALTY

COMMERCIAL SERVICES



**NNN OFFICE CONDO
187 7TH AVENUE
BROOKLYN | NY**



**PROPERTY SPECIFICATIONS**

TENANT NAME	DOUGLAS ELLIMAN
LEASE TYPE	ABSOLUTE NNN
LEASE GUARANTEE	CORPORATE
TAXES & INSURANCE	TENANT RESPONSIBILITY
ROOF & STRUCTURE	TENANT RESPONSIBILITY
LEASE TERM	15 YEARS
LEASE COMMENCEMENT	2017
LEASE EXPIRATION	2032
TERM REMAINING	9 YEARS
INCREASES	3% ANNUALLY
OPTIONS	ONE 10-YEAR
BUILDING SF	2,500 SF

RENT SCHEDULE

2023	\$278,120
2024	\$286,573
2025	\$295,169
2026	\$304,024
2027	\$313,145
2028	\$322,539
2029	\$332,216
2030	\$342,182
2031	\$352,448
2032	\$363,021



INVESTMENT OVERVIEW

ASKING PRICE	\$6,500,000
NET OPERATING INCOME	\$286,573
CAP RATE	4.41%

Berkshire Hathaway Commercial is excited to present investors our exclusive listing in Park Slope Brooklyn. Investors have the opportunity to own a prime commercial condo located on the ground floor of a five-story residential condo building in the heart of Park Slope, Brooklyn. Located on the main retail corridor of 7th Avenue, this commercial condo experiences tremendous vehicular and pedestrian traffic all day long. The approximate 2000 SF retail condo is currently leased in its entirety to Douglas Elliman Real Estate Company. With over ten years remaining on the lease term, and another ten years in renewal options, stability and ease of management are exactly what you will get when owning this absolute Corporate Net Leased commercial condo. The subject property is located two blocks from Prospect Park, next to Chipotle on the corner of 7th and 2nd.

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FOR SALE

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Disclaimer

The information herein does not constitute an offer, representation, or warranty, and Berkshire Hathaway Home Services cannot and does not guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property, and may do so through, among other sources, available public records from the applicable municipality.

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