

## 334 93rd Street

MULTI-FAMILY BUILDING FOR SALE | BAY RIDGE, BROOKLYN 11209

THREE POINT REAL ESTATE



## 334 93RD STREET

PROPERTY CLASS:	C1
TOTAL APTS:	9
GROSS BUILDING SQ.FT:	11,400 sq.ft.
FREE MARKET APTS:	7
RENT STABILIZED APTS:	2
INDOOR PARKING SPACES:	4
OUTDOOR PARKING SPACES:	5
YEAR BUILT:	2002
REAL ESTATE TAXES (CURRENT):	\$20,857.28
GROSS ANNUAL INCOME:	\$327,913.56
NET OPERATING INCOME:	\$263,905.10

## HIGHLIGHTS

- Updated DHCR's, documentation, paperwork and leases in place
- Individual heat & hot water units per apartment
- Building is fully sprinklered
- R-train **R** on 93rd Street & 4th Avenue
- Express Bus X27/X37 on Shore Road & 4th Avenue
- Immediate access to neighborhood retailers, restaurants, shopping, hotels, and entertainment
- Adjacent to Belt Parkway, BQE and Verrazanno Bridge access
- Walking distance to the Bay Ridge Waterfront, Shore Road and Shore Road Park

## RENT ROLL

APARTMENTS	STATUS	BR	BTH	LXP	MONTHLY RENT	ANNUAL RENT
1A	FM	Duplex-3BR	2BTH	9/30/25	\$3,850.00	\$46,200.00
1B	RS	Duplex-2BR	2BTH	2/28/25	\$2,077.03	\$24,924.36
1C	FM	3BR	2BTH	8/31/26	\$3,330.00	\$39,960.00
2A	FM	3BR	2BTH	3/31/25	\$3,600.00	\$43,200.00
2B	FM	2BR	2BTH	2/14/25	\$2,750.00	\$33,000.00
2C	FM	3BR	2BTH	2/14/26	\$3,275.00	\$39,300.00
3A	RS	3BR	2BTH	8/31/26	\$2,394.10	\$28,729.20
3B	FM	2BR	2BTH	6/30/25	\$2,900.00	\$34,800.00
3C	FM	3BR	2BTH	10/31/25	\$3,000.00	\$36,000.00
PARKING					\$150.00	\$1,800.00
Total:					\$27,326.13	\$327,913.56

ASKING PRICE: \$4,195,000

For Further Information, Please Contact:

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