

THREE POINT REAL ESTATE

9206 3rd Avenue

BAY RIDGE, BROOKLYN 11209



THREE POINT REAL ESTATE



## HIGHLIGHTS

BUILDING CLASS:	ONE STORY RETAIL
CEILING HEIGHT:	10'
BUILDING DIM:	20' X 96'
LOT DIM:	20' X 100'
GROSS SQ.FT.	2,840 SQ.FT.
ZONING:	R6B/C1-3
TAXES (23/24):	\$19,354
OWNER FINANCING:	AVAILABLE
PROPERTY DELIVERED:	VACANT

## NEIGHBORING RETAILERS



## RENTAL PROFORMA

GROSS MONTHLY INCOME:	\$12,000
GROSS ANNUAL INCOME:	\$144,000
VACANCY/COLLECTION:	\$6,000
RE TAXES (23/24):	\$19,354
TENANT RE TAXES:	\$9,677
OWNER RE TAXES:	\$9,677
INSURANCE:	\$2,400
OWNER ANNUAL EXPENSES:	\$18,077
NET OPERATING INCOME:	\$125,923

ASKING PRICE: \$2,150,000

For Further Information, Please Contact:

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