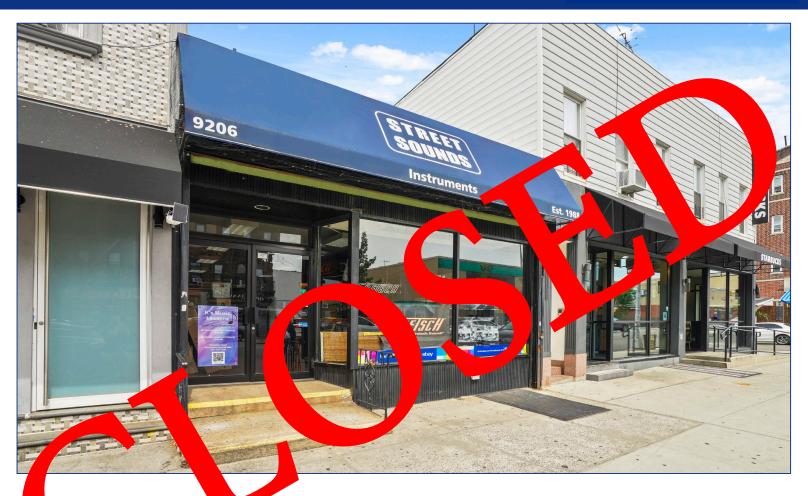
9206 3rd Avenue

BAY RIDGE, BROOKLYN 11209





HLIGHTS

IG CLASS: O STORY RETAIL

CEIL FIGHT:

PROPERTY DELIVERED:

BUILDIN: 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

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:

VACANT

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