



8622 3RD AVE / 275 87TH ST.

Bay Ridge, Brooklyn

**CORNER BUILDING
COMMERCIAL STORE & 6 APARTMENTS**

FINANCIAL OVERVIEW

OFFERING PRICE

\$2,398,000**(5.7% Cap)****TOTAL SF****5,280****\$/SF****\$454****\$/UNIT****\$342,571****TOTAL UNITS****7**

INCOME

GROSS INCOME:**\$194,148****GROSS EXPENSES:****-\$82,075****TAXES RECLAIMED FROM TENANT (50%)****+\$24,861****NET OPERATING INCOME:****\$136,934**

EXPENSES

Property Taxes

\$49,723

Insurance

\$11,158

Con Edison

\$1,095

National Grid

\$8,921

Water & Sewer

\$2,998

Repairs

\$5,000

Super

\$3,180

Total Expenses

\$82,075
jabour
 REALTY COMPANY

8704 3rd. ave Brooklyn NY 11209

jabourrealty.com

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 Wade Jabour
 (Broker)

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 Milan Obradovic
 (Salesperson)

917.399.2085

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PROPERTY DESCRIPTION

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NEIGHBORHOOD:	Bay Ridge
BOROUGH:	Brooklyn
BLOCK & LOT:	6043 & 47
LOT DIMENSIONS:	20' x 80'
LOT SF:	1,600 sq ft
BUILDING DIMENSIONS:	20' x 80'
APPROXIMATE BUILDING SF:	5,280 sq ft
ZONING:	R6B, BR, C1-3
MAX FAR:	2.0
LANDMARK DISTRICT:	NO
HISTORIC DISTRICT:	NO
ANNUAL TAX BILL:	\$49,723
NUMBER OF FLOORS:	4
YEAR BUILT:	1926



TAX MAP



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Located in the heart of Bay Ridge, Brooklyn, 8622 3rd Avenue offers a rare opportunity to own a well-maintained mixed-use brick building full of character and income potential. Built in 1926, this four-story property features a total of seven units—six residential apartments and one commercial retail space—spanning approximately 5,280 square feet on a 20 × 80-foot lot.

The ground floor is anchored by a spacious retail storefront, ideal for a stable commercial tenant and consistent rental income. The upper floors are home to six residential units, each featuring classic layouts, hardwood floors, and great natural light. A finished basement with a separate entrance adds flexible space for storage or potential amenity expansion.

Situated just minutes from the R train at 86th Street and several bus lines, the building is perfectly positioned in one of Brooklyn's most walkable and family-friendly neighborhoods. Residents enjoy close proximity to local favorites like The Kettle Black, boutique shopping, parks, and highly rated schools such as P.S. 185. The block itself is a bustling corridor with strong foot traffic and a tight-knit community feel.

From an investment standpoint, the property offers diversified cash flow thanks to its mixed-use structure. This property is being offered at a competitive price for a motivated investor. For more information, including current rent roll and operating expenses, or to schedule a private tour, please get in touch today. Don't miss your chance to own a piece of Bay Ridge with both charm and steady returns.



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OCCUPANCY INFORMATION

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Unit	Rent	Lease Ends
Store	\$8,150	AUGUST 31 ST 2028
2L (2br)	\$1,211	JUNE 30 TH 2026
2R (2br)	\$1,277	AUGUST 31 ST 2025
3L (2br)	\$1,090	SEPTEMBER 30 TH 2026
3R (2br)	\$1,053	APRIL 30 TH 2026
4L (2br)	\$1,235	JUNE 30 TH 2026
4R (2br)	\$2,163	JULY 31 ST 2025
TOTAL	\$16,179/MO	

FEATURES & UPGRADES

- NEW WINDOWS
- NEW ROOF
- NEW PARAPET WALLS



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