

86223RD AVE 27587TH 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



8704 3rd. ave Brooklyn NY 11209 jabourrealty.com 718.748.1800 Wade Jabour (Broker) 718.748.1800 jabourrealty@aol.com Milan Obradovic (Salesperson) 917.399.2085 mikiobradovic7@gmail.com

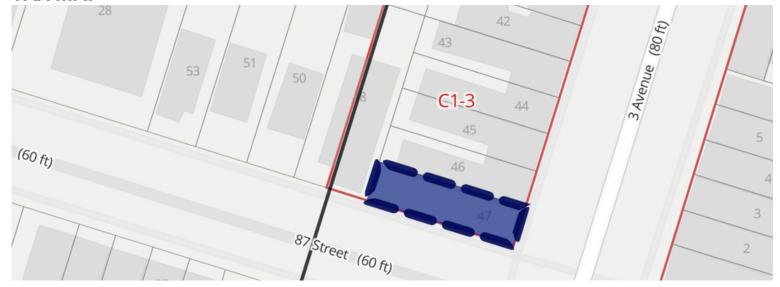
PROPERTY DESCRIPTION

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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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8622 3RD AVE / 275 87TH ST.

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.

jabourrealty.com 718.748.1800

OCCUPANCY INFORMATION OCCUPANCY INFORMATION

| 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

