



## 745 FLUSHING AVENUE

LOCATED BETWEEN BROADWAY AND  
THORNTON STREET

This three story mixed-use building in a high traffic area is a great investment opportunity. There are new developments throughout the area with tremendous upside. This property consists of one 1,500 SF retail space, and two residential units totaling 4,940 SF. Each apartment can be built into 3 bedrooms and 2 bathrooms. This building has the potential to produce a gross annual income of approximately \$162,000.00 with a cap rate of 7.0 %. The building measures 22' x 93' and sits on a 1,939 SF lot. The property is near a major shopping area as well as Woodhull Medical Center. It is also just a short walk to the J & M trains at Flushing Avenue and Lorimer Street. This is prime property in a very trendy up and coming location.

**\$1,950,000**

### RENT ROLL

UNITS	ACTUAL	POTENTIAL	POTENTIAL BEDS	STATUS
COMM	VACANT	\$6,500.00	N/A	FM
Apt 1	VACANT	\$3,600.00	3	FM
Apt 2	VACANT	\$3,400.00	3	FM

Potential Gross Annual Income **\$162,000.00**

### EXPENSES POTENTIAL

Real Estate Taxes	\$8,556.00
Insurance	\$3,000.00
Electric & Heat	\$3,000.00
Water / Sewer	\$3,000.00
Repairs / Maintenance	\$3,500.00
Management 3%	\$4,860.00

Potential Total Annual Expenses **\$25,916.00**

### INCOME POTENTIAL

Gross Annual Income	\$162,000.00
Less Total Expenses	\$ 25,916.00
Net Operating Income	<b>\$136,084.00</b>

### LICENSED BROKER & PRINCIPAL DANIEL BARCELOWSKY

PHONE : 646.373.7944

E-MAIL : [DANIEL@EVRGREALTY.COM](mailto:DANIEL@EVRGREALTY.COM)

BLOCK - LOT	02276-0036
LOT DIMENSION	22' X 93'
LOT SF	1,939
STORIES	3
UNITS	3
YEAR BUILT	1931
ZONING	C4-3
BUILDING DIMENSIONS	22' X 93'
BUILDING SF	4,940
FAR	RESIDENTIAL - 2.43 COMM - 3.4 / FAC - 4.8
POTENTIAL CAP RATE	7.0 %

**VACANT FREE-MARKET MIXED-USE INVESTMENT DEAL • EAST WILLIAMSBURG**