

**6210 18TH AVENUE, BROOKLYN, NY 11204**

**EXCLUSIVE OFFERING MEMORANDUM**



**Prime Retail Building with Full Basement Delivered Vacant**

**IPRG**



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FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

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# IPRG

## INVESTMENT PRICING







**OFFERING PRICE**  
**\$2,400,000**

**DELIVERED VACANT**

**INVESTMENT HIGHLIGHTS**

1 Commercial Unit  
 # of Units

2,160  
 Approx. SF

R5, C1-2  
 Zoning

4.15%  
 Projected Cap Rate

\$1,111  
 Price/SF

2.0  
 FAR

# INCOME

| UNIT | TYPE   | APPROX. SF       | PROJECTED RENT   | PROJECTED RPSF | NOTES            |
|------|--------|------------------|------------------|----------------|------------------|
| 1    | Retail | 2,160            | \$10,000         | \$56           | Delivered Vacant |
|      |        | MONTHLY:         | \$10,000         |                |                  |
|      |        | <b>ANNUALLY:</b> | <b>\$120,000</b> |                |                  |

# EXPENSES

|  | PROJECTED        |
|--|------------------|
| GROSS INCOME                                     | \$ 120,000       |
| VACANCY AND COLLECTION                           | \$ (3,600)       |
| EFFECTIVE GROSS INCOME                           | \$ 116,400       |
| TAXES (4)  | \$ (14,166)      |
| FUEL (PROJECTED PASS-THROUGH TO TENANT)          | \$ 0             |
| WATER & SEWER (PROJECTED PASS-THROUGH TO TENANT) | \$ 0             |
| INSURANCE  | \$ (2,700)       |
| ELECTRIC (PROJECTED PASS-THROUGH TO TENANT)      | \$ 0             |
| REPAIRS (PROJECTED PASS-THROUGH TO TENANT)       | \$ 0             |
| PAYROLL (PROJECTED PASS-THROUGH TO TENANT)       | \$ 0             |
| TOTAL EXPENSES                                   | \$ (16,866)      |
| NET OPERATING INCOME                             | <b>\$ 99,534</b> |





CONTINENTAL  
SHOES

PORT ECCO FLORSHEIM ANNE KLEIN GEO

GLOX  
SKECHERS  
PRMIGI  
ANNE KLEIN  
MINNETONKA  
SOREL  
OPEN SUNDAYS

IPRG

PROPERTY  
INFORMATION

## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to exclusively present this vacant retail building for sale. The property is located at 6210 18th Avenue between 62nd and 63rd Street on the border of the Borough Park and Bensonhurst neighborhoods of Brooklyn.

The subject property, with a total above-grade square footage of 2,160, is built on a lot measuring 30 feet in width by 81.42 feet in depth. With a full basement matching the dimensions of the above-grade structure (30 ft x 72 ft), the property's total square footage, including the basement, is approximately 4,320 square feet. Zoned R5 with a C1-2 overlay, the property has potential for mixed-use development, offering flexibility for residential with ground-floor commercial use.

The property is located one block from the 18th Avenue [N,W] Subway Station, providing easy access to Manhattan, Queens, and the rest of Brooklyn.

### HIGHLIGHTS

- Vacant retail building in an excellent location on the border of Borough Park and Bensonhurst
- 30 feet of frontage located on the prime 18th Avenue retail corridor with heavy foot traffic
- The property is surrounded by many local and national retailers including Starbucks, Dunkin Donuts, Target, Chipotle, Chase Bank, Citi Bank, CVS and more
- Full basement
- Perfect opportunity for owner-user or value-add investor
- Long-term family ownership
- Low annual property taxes - \$14,166
- One minute walk to 18th Avenue [N,W] Subway Station

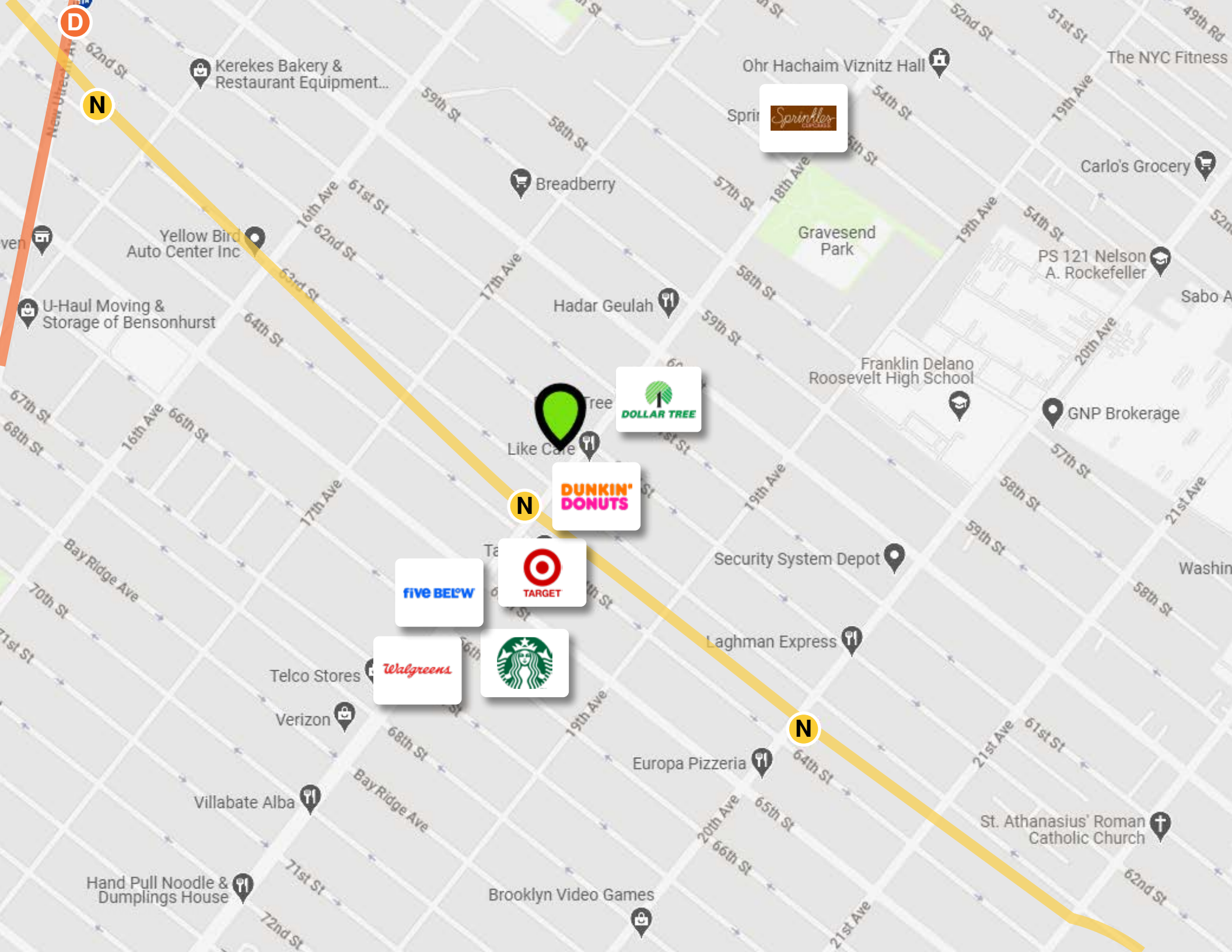
## BUILDING INFORMATION

|                             |                                   |
|-----------------------------|-----------------------------------|
| <b>BLOCK &amp; LOT:</b>     | 05532-0042                        |
| <b>NEIGHBORHOOD:</b>        | Borough Park / Bensonhurst Border |
| <b>CROSS STREETS:</b>       | 62nd & 63rd Street                |
| <b>BUILDING DIMENSIONS:</b> | 30 ft x 72 ft                     |
| <b>LOT DIMENSIONS:</b>      | 30 ft x 81.42 ft                  |
| <b># OF UNITS:</b>          | 1 Commercial Unit                 |
| <b>APPROX. TOTAL SF:</b>    | 2,160                             |
| <b>ZONING:</b>              | R5, C1-2                          |
| <b>FAR:</b>                 | 2.0                               |
| <b>TAX CLASS:</b>           | 4                                 |

## TAX MAP







D

N

N

N

Kerekes Bakery & Restaurant Equipment...

Ohr Hachaim Viznitz Hall

The NYC Fitness



Carlo's Grocery

Breadberry

Yellow Bird Auto Center Inc

Gravesend Park

PS 121 Nelson A. Rockefeller

U-Haul Moving & Storage of Bensonhurst

Hadar Geulah

Sabo A



Franklin Delano Roosevelt High School

GNP Brokerage



Like Cafe



Security System Depot



Lagman Express

Telco Stores

Verizon

Villabate Alba

Europa Pizzeria

St. Athanasius' Roman Catholic Church

Hand Pull Noodle & Dumplings House

Brooklyn Video Games





# IPRG

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