

FOR SALE: TAXPAYER/BUILDABLE SITE
626 Van Siclen Ave/737 Riverdale Ave
(Brooklyn, NY, 11207...East New York)

*7 Stores (longest lease is 1 year)
 *Projected Rent: \$228,000 (plus taxes)
 *Lot 8,170 Sq.Ft. Built 6,930 Sq.Ft
 *R6/C2-2: Extra Wide tri-corner
 *Only 300 Ft to the Livonia Ave subway

THE WEINBERGER TEAM
SALES-LEASING-APPRAISALS
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917-806-7040

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Multi locations to serve you
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Lot	
Lot sqft	8,170
Lot dimensions	86 ft x 95 ft
Ground elevation	26 ft
Corner lot	NW
Zoning	
Zoning districts	R6, C2-2
Zoning map	17d

PRICE: \$2,750,000

Property Video: <https://youtu.be/WRWYhb3YdJE> (Highlight and right click to open)





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RENT ROLL

- 1) 733 Riverdale Ave (\$2,200) (Vacant on title)
 - 2) 735 Riverdale Ave (\$2,500) will be vacant on title.
 - 3) 737 Riverdale Ave Tire Shop & Auto Parts Store (Owner Occupied 2 Stores in 1. Will be vacant on title)
 - 4) 739 Riverdale Ave (\$2,400) Restaurant Moved in 2022 [Lease expires Sep, 2026. Tenant has 5 yr option]
 - 5) 741 Riverdale Ave (\$2,400) Barbershop Moved in 1995 [Lease expires Sep, 2026. Tenant has 5 yr option]
 - 6) 622A Van Siclen Ave (\$950) Tax Services Store Moved in 2019 [Lease expires Sep, 2026. plus 5 yr option]
 - 7) 622B Van Siclen Ave (\$1,550) Cell Phone Store Moved in 2021 [Lease expires Sep, 2026. plus 5 yr option]
- Not listed: 622C Van Siclen Ave. Can be a mechanic, contractor's office and parking. Value \$2,000

Address:	Current Monthly Rent	Monthly rent projected
- 733 Riverdale Ave	\$3,000 (vacant)	\$3,250 (<u>Plus portion of taxes</u>)
- 735 Riverdale Ave	\$2,500.00	\$3,000 (<u>Plus portion of taxes</u>)
-737 Riverdale Ave (owner)	\$3,800 (2 stores in 1)	\$3,800 (<u>Plus portion of taxes</u>)
- 739 Riverdale Ave	\$2,400.00	\$2,472.00
- 741 Riverdale Ave	\$2,400.00	\$2,472.00
- 622A Van Siclen Ave	\$ 95.000	\$ 978.00
- 622B Van Siclen Ave	<u>\$1,550.00</u>	<u>\$,1596.5 0</u>
-Van Syclen Garage/parking	\$0,000.00	\$2,000,00 (easy to rent)
	\$16,600.00	\$17,568.50
	\$199,200 per year	\$210,822

Real Estate Taxes:\$29,639

Water/Sewer: (tenants pay their own as each building has a water meter-as per owner)

Insurance:..... \$5,200

Projected NET OPERATING INCOME**175,983 PER YEAR.**

Price: \$2,750,000 (6.3.4 cap)

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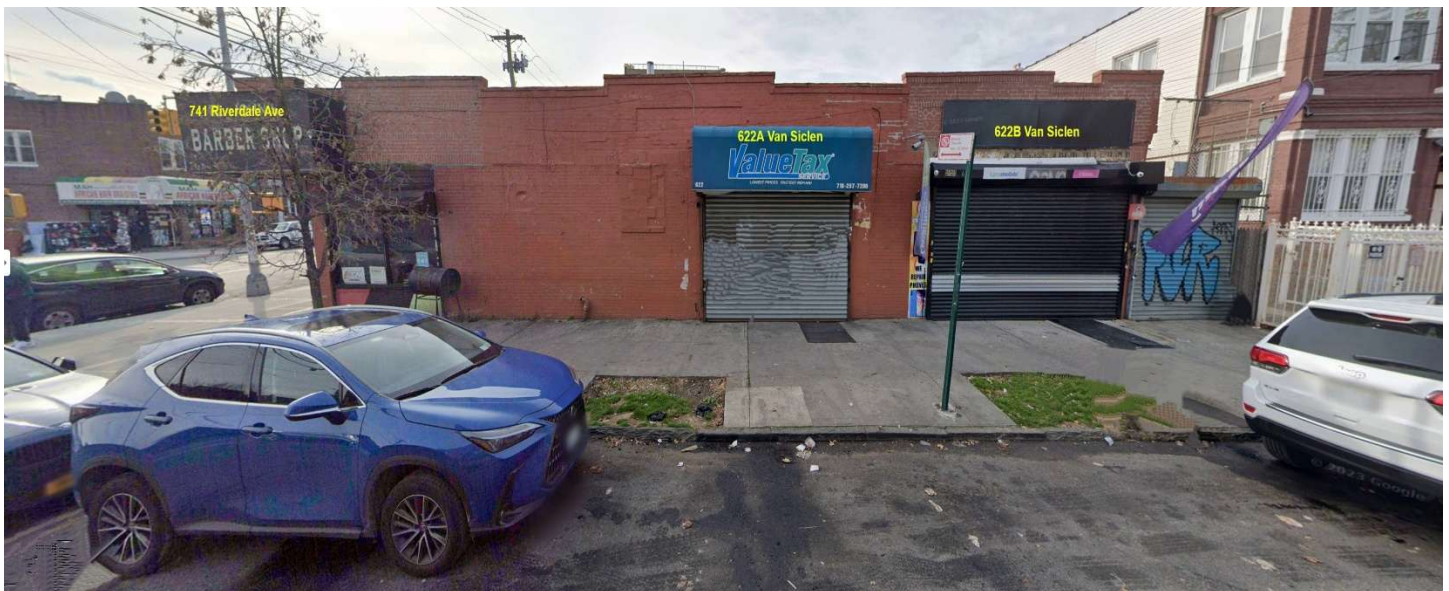
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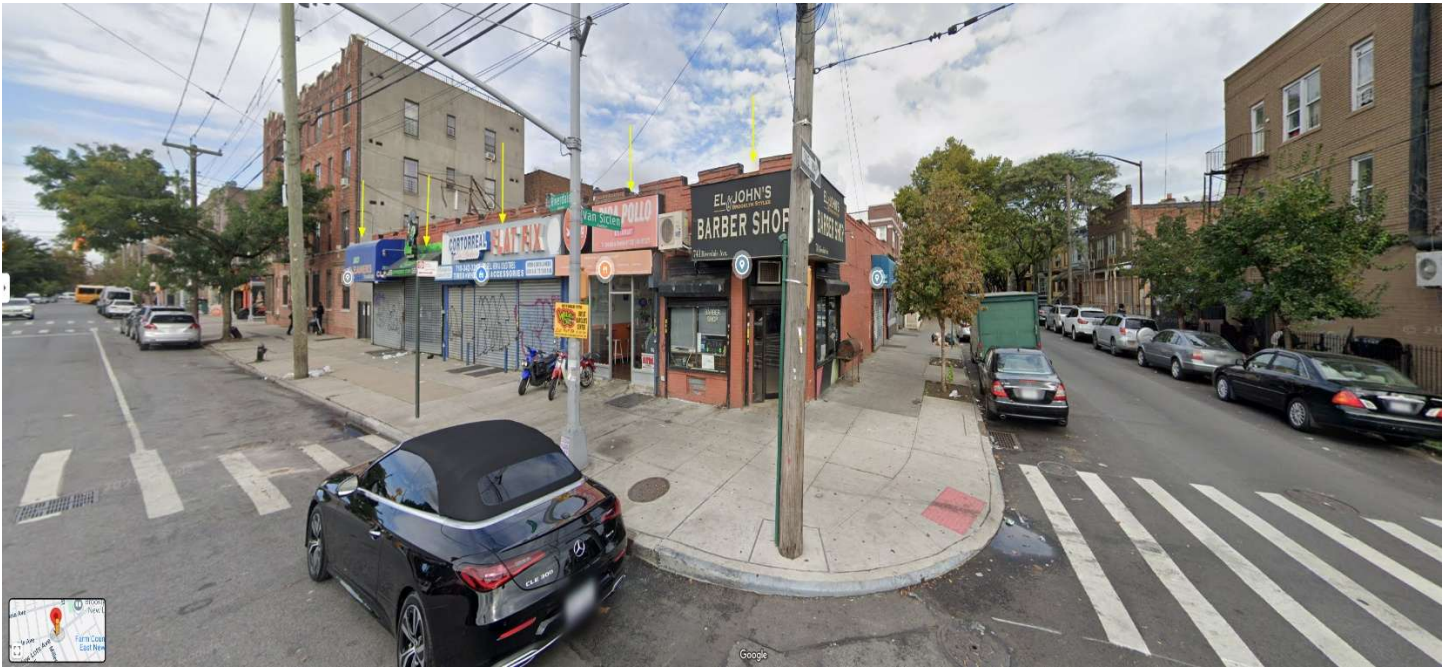
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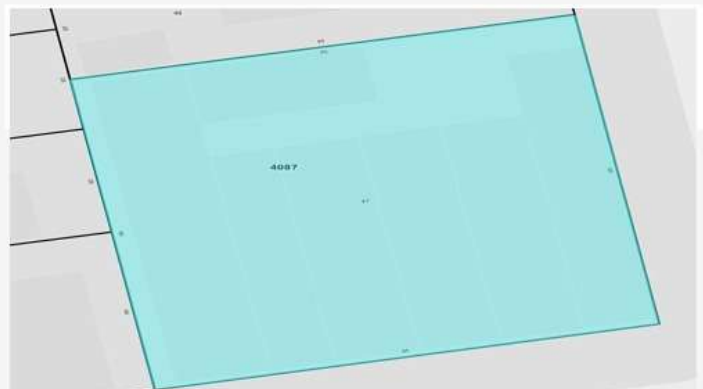
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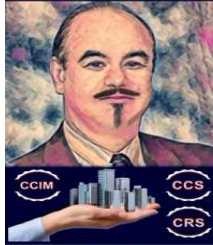
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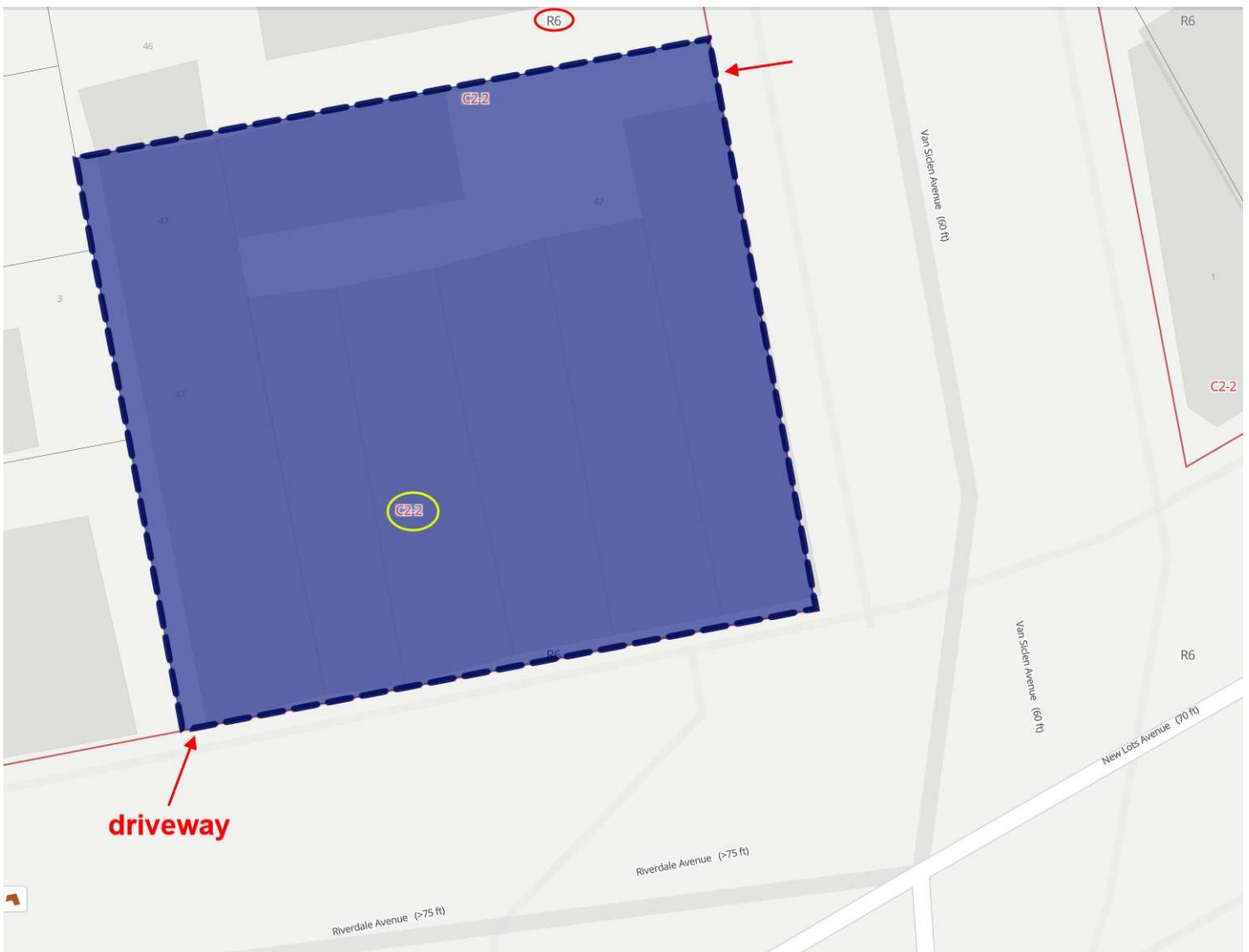
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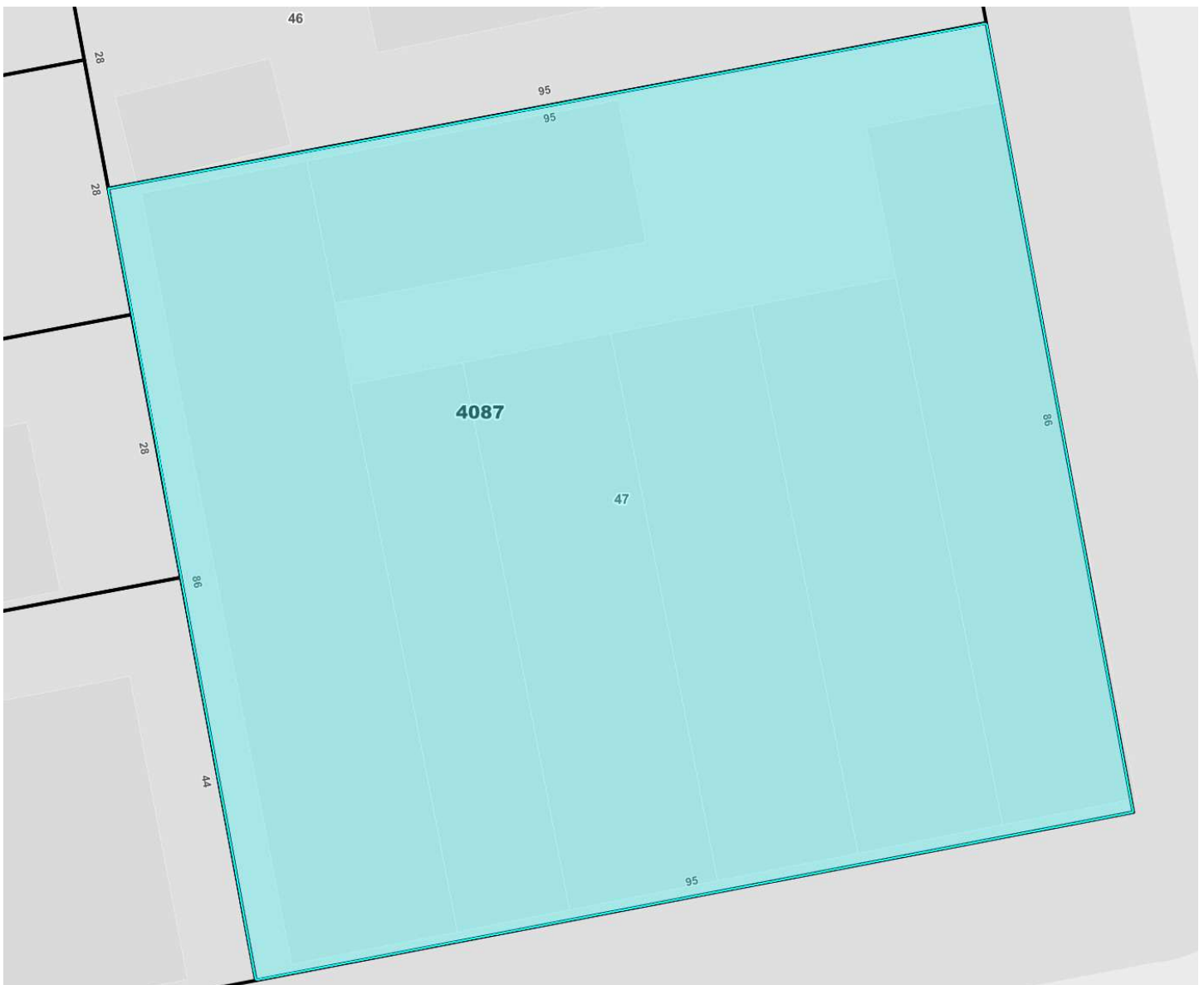
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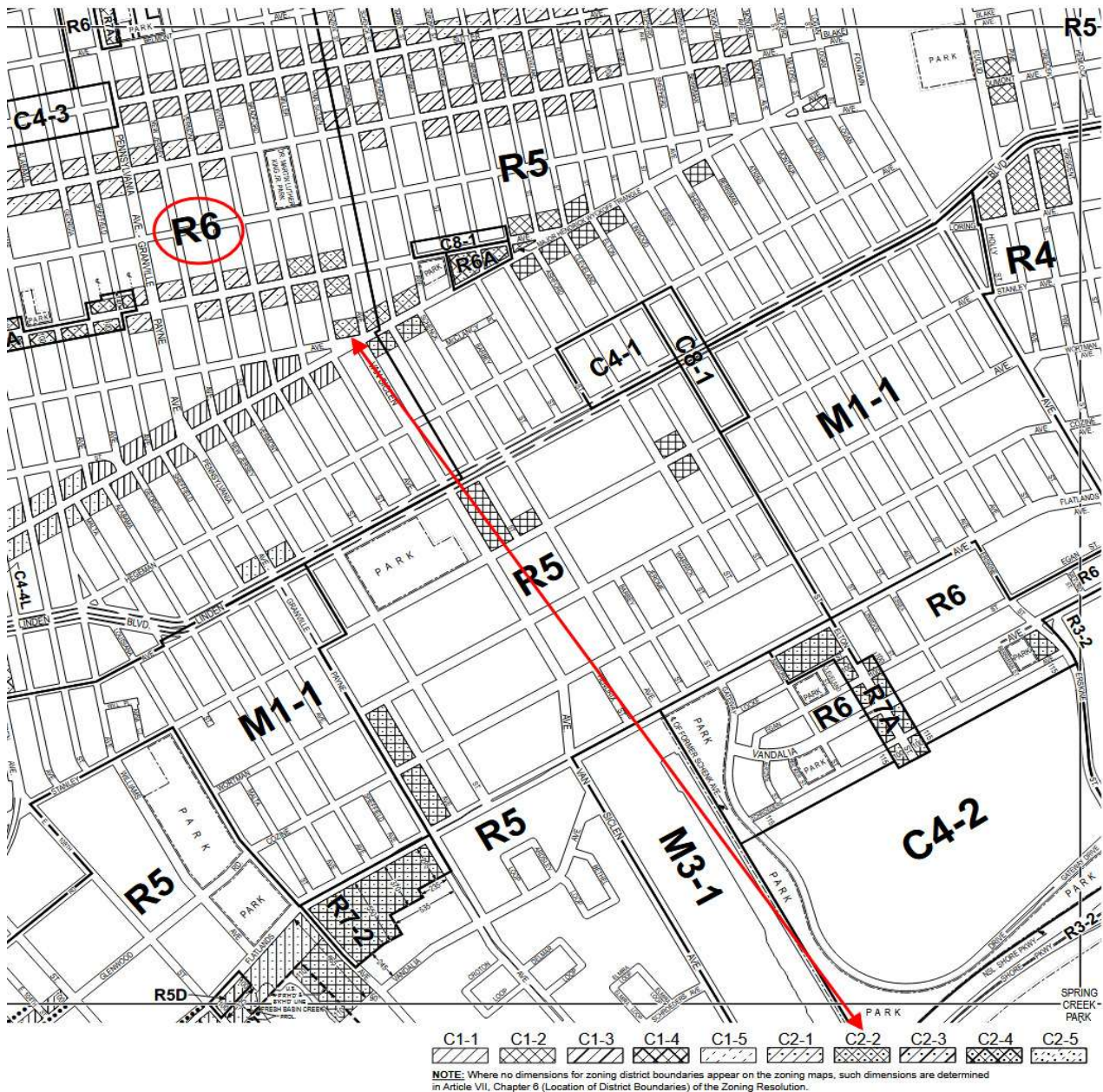
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ZONING MAP



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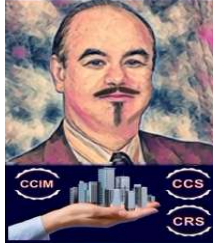
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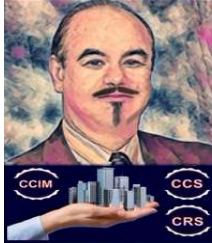
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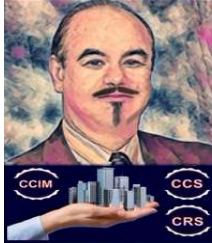
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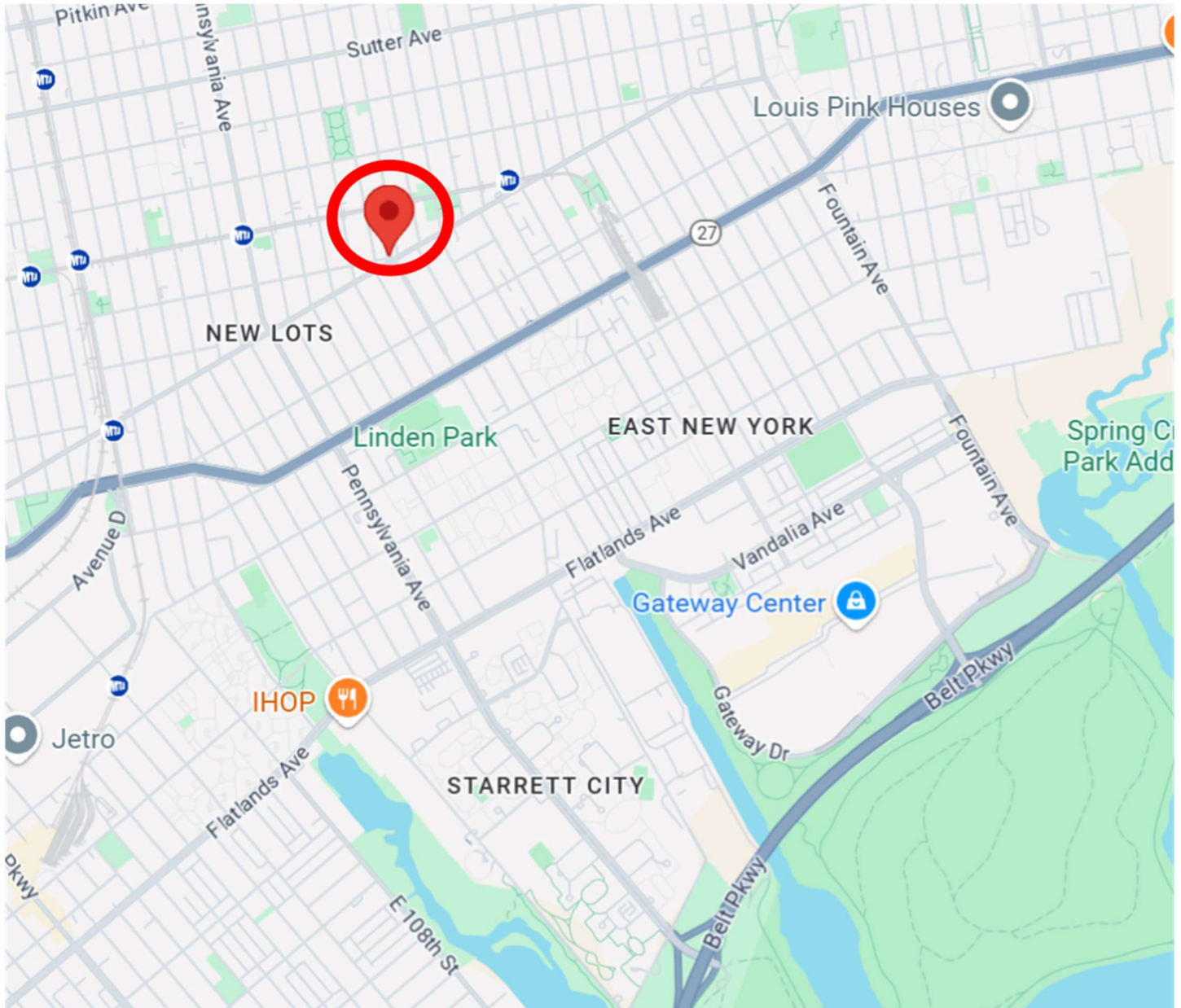


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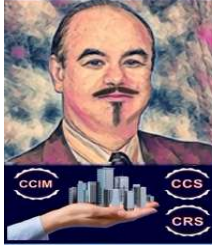
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