



# 2150 BEVERLEY ROAD

FOR SALE | MIXED-USE | BROOKLYN, NY 11226

## OFFERING

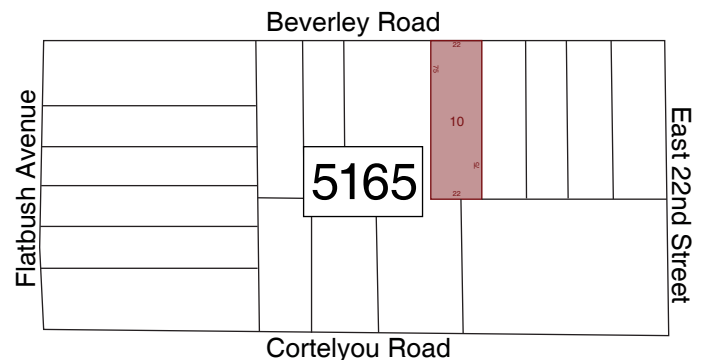
CPEX Real Estate has been exclusively hired to market for sale 2150 Beverley Road. The two-story mixed-use building is located on the South side of Beverley Road between Flatbush Avenue and East 22nd Street in Flatbush, Brooklyn. The lot measures approximately 22' x 75' and contains 1,650 square feet. The ground floor commercial space is fully built out. The second floor contains an approximately 850 square foot residential apartment making the building 2,500' square feet. The building is located in an R6B zoning district and has a FAR of 2.00. The building has just undergone a total renovation and will be delivered vacant.



## PROPERTY DESCRIPTION

Address:	2150 Beverley Rd., Brooklyn, NY 11226
Location:	Between Flatbush Ave & E. 22nd St
Block_Lot:	5165_10
Lot Dimensions:	22' x 75'*
Floors:	2
Units:	2
Lot SF:	1,650*
Building Dimensions:	22' x 75'*
Gross Building SF:	2,500 SF*
Gross Commercial SF:	1,650 SF*
Gross Residential SF:	850 SF*
Zoning:	R6B
FAR:	2.00
Available Air Rights:	800'*
Assessment (15/16):	\$144,548
Taxes (15/16):	\$15,444

\* Approximate



## ASKING PRICE: \$1,200,000

For Further Information, Please Contact Exclusive Sales Team:

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CPEX Real Estate | 81 Willoughby Street, 8th Fl | Brooklyn, NY 11201 | Tel: (718) 935-1800 | Fax: (718) 935-1822 | [www.cpexre.com](http://www.cpexre.com)

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. IT IS STRONGLY URGED THAT THE PROSPECTIVE PURCHASER CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE, AND ALL OTHER INFORMATION PRESENTED HEREIN.



### FEATURES

- Building renovation just completed
- Building to be delivered completely vacant
- Perfect owner-user property
- Located a half block off of Flatbush Avenue
- Located around the corner from the Kings Theatre
- 1,650 square feet of brand new, open retail space
- Brand new 850 square foot, fully renovated two-bedroom apartment includes: New appliances, windows, doors, wood-floors, and bathroom
- Short walk to Beverley road subway stations that service the 2, 5, and Q trains

### Projected Rent Roll

Floor	Use	SF <sup>1</sup>	PPSF	Monthly Rent	Annual Rent
1st Floor	Retail	1,650	\$32	\$4,400	\$52,800
2nd Floor	Residential	850	\$25	\$1,771	\$21,250
		<b>2,500</b>		<b>\$6,171</b>	<b>\$74,050</b>

### Projected Revenue

Commercial Income (Projected)	\$52,800
Residential Income (Projected)	\$21,250
Gross Annual Income	\$74,050
Less Vacancy & Collection Loss (3%)	\$2,222
Effective Gross Income	\$71,829

### Expenses

Owner	
Real Estate Taxes (15/16)	\$15,444
Water/Sewer	\$1,800
Insurance	\$2,500
Heat	\$1,148
Electric (Common Area)	\$625
Repairs & Maintenance	\$2,155
Management	\$2,155
<b>Total Expenses</b>	<b>\$25,826</b>

### Summary

Effective Gross Income (EGI)	\$71,829
Less Expenses	\$25,826
Net Operating Income (NOI)	\$46,003

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