

# 136-140 33<sup>rd</sup> Street

FOR SALE | 27 UNIT WALK-UP | GREENWOOD HEIGHTS, BROOKLYN, NY



## ASKING PRICE

# \$3,800,000

15,800 SF | 60' WIDE

27 RENT STABILIZED RESIDENTIAL UNITS

93% OCCUPIED

- **4-Story, 15,800 SF, 27 Unit-Walk Up Apartment Building**
- **Substantial (27%) Difference between Legal & Preferential Rents**
- **Each Unit Has Its Own Individual Furnace & Hot Water Heater**
- **Prime Greenwood Heights/Sunset Park Location**
- **93% Occupied & Entirely Rent Stabilized**
- **2 Blocks to the N, R, & D Subway Lines at 36<sup>th</sup> Street Station**

NEIGHBORHOOD	Greenwood Heights, NY
CROSS STREETS	South side of 33 <sup>rd</sup> Street between 3 <sup>rd</sup> & 4 <sup>th</sup> Avenues
BLOCK / LOT	684 / 22
LOT DIMENSIONS	6,010 SF 60' x 100.17'
BUILDING SIZE (SF)	15,800
YEAR BUILT	1900
STORIES	4
RESIDENTIAL UNITS	27
TAX ASSESSMENT (24/25)	\$546,990
TAX RATE (CLASS 2)	12.500%
TAXES (24/25)	\$68,373
ZONING	M1-2D

## UNIT BREAKDOWN

STUDIOS	11
ONE BEDROOMS	11
TWO BEDROOMS	5

## FINANCIAL SUMMARY

IN-PLACE RENTAL INCOME	\$367,285
OPERATING EXPENSES (EST.)	<b>\$161,647</b>
NET OPERATING INCOME	\$197,774
LEGAL RENTAL INCOME	\$496,929

**PLEASE DO NOT GO TO THE PROPERTY  
WITHOUT AN APPOINTMENT.  
CONTACT US TO SCHEDULE A TOUR.**

Contact the Exclusive Agents for Additional Information:

Thomas A. Donovan  
PRESIDENT  
QUEENS INVESTMENT SALES  
646.502.3481  
tdonovan@meridiancapital.com

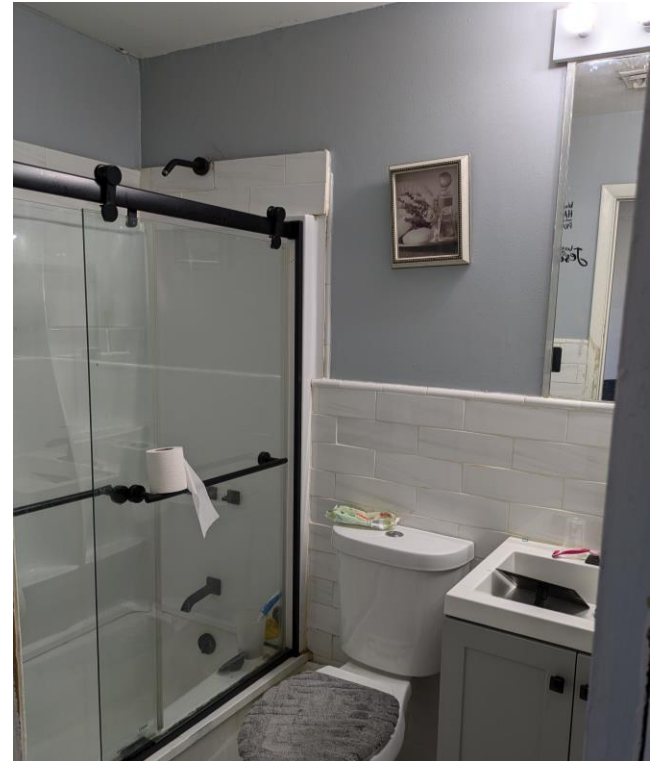
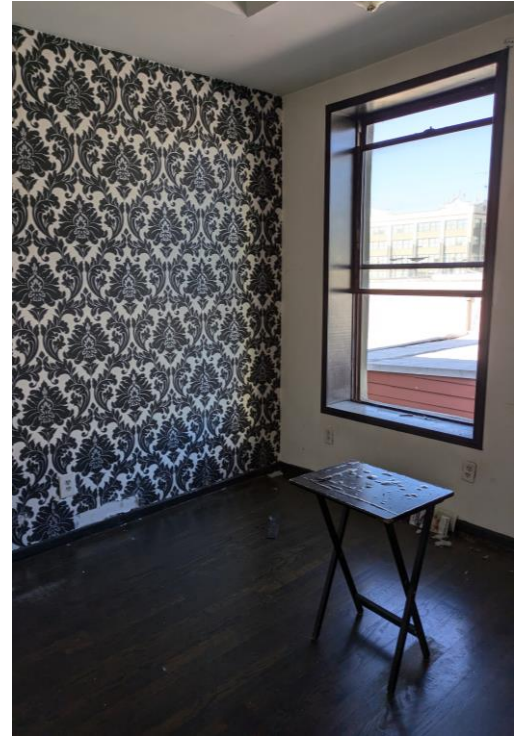
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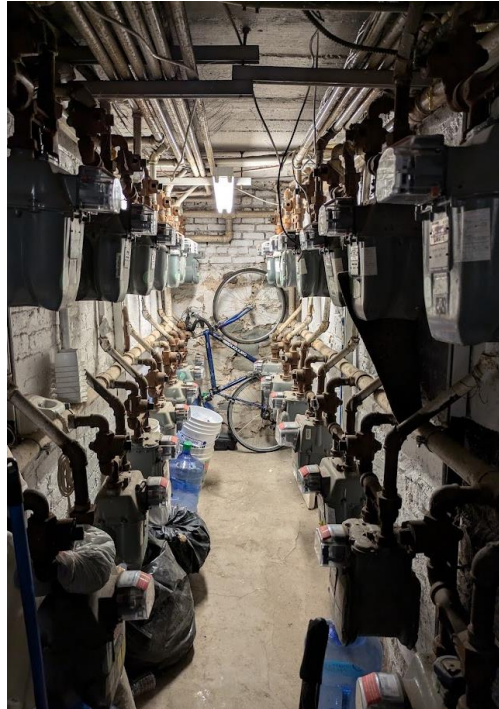
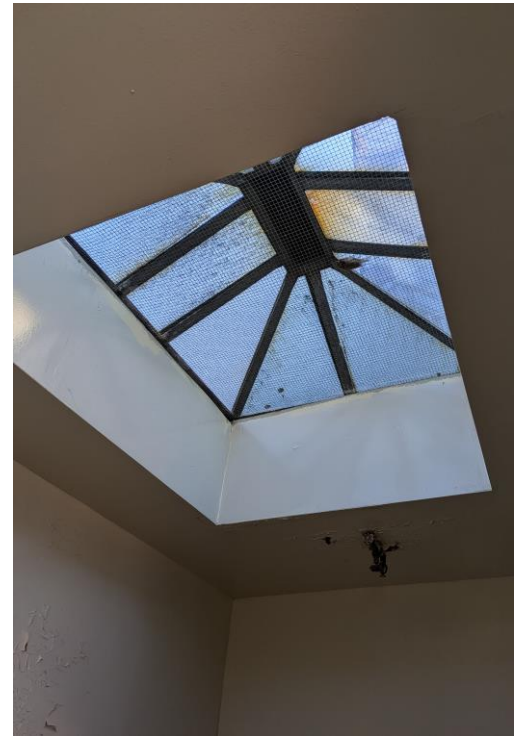
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