

136-140 33rd Street

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



ASKING PRICE

\$3,800,000

15,800 SF | 60' WIDE
27 RESIDENTIAL UNITS
FULLY OCCUPIED & RENT STABILIZED

- 4-Story, 15,800 SF, 27 Unit-Walk Up Apartment Building
- Substantial (35%) Difference between Legal & Preferential Rents
- Each Unit Has Its Own Individual Furnace & Hot Water Heater
- Prime Greenwood Heights/Sunset Park Location
- Fully Occupied & Rent Stabilized
- 2 Blocks to the N, R, & D Subway Lines at 36th Street Station

| | |
|------------------------|---|
| NEIGHBORHOOD | Greenwood Heights, NY |
| CROSS STREETS | South side of 33 rd Street between 3 rd & 4 th 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.) | \$161,647 |
| 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

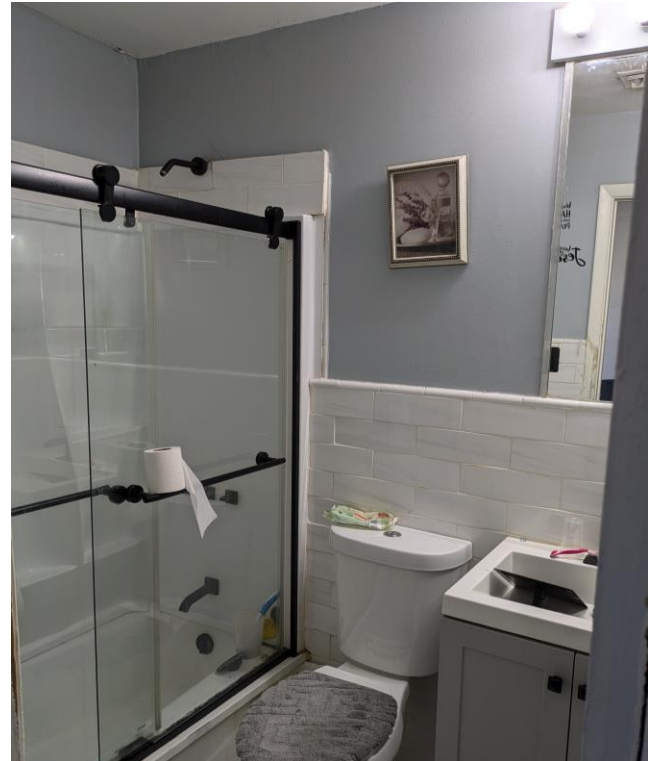
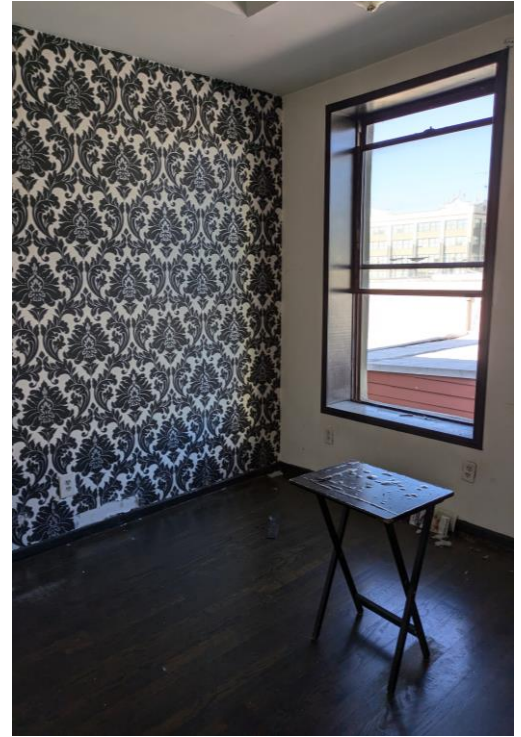
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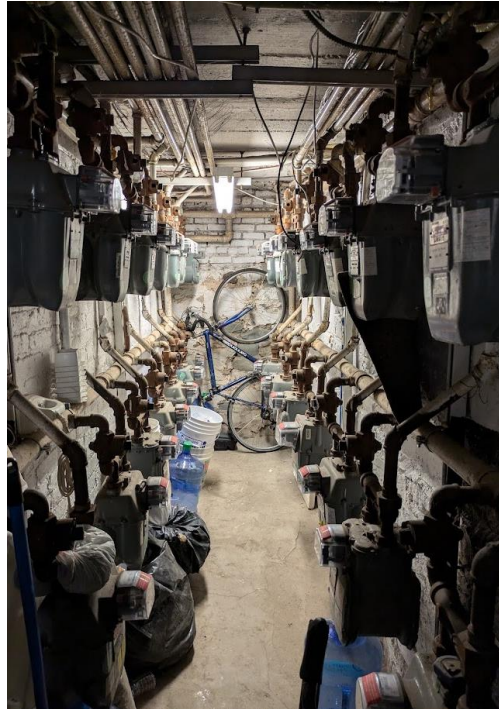
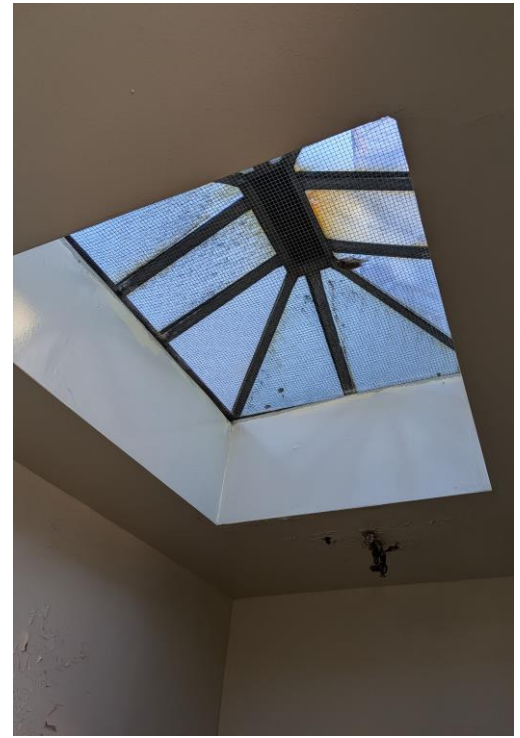
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