

# Mixed Use - Brooklyn, NY



## 308 Crescent Street, Brooklyn, NY, 11208

Offered at \$1,979,000

Two storefronts + Two 3BR 2Bath apartments

Great investment opportunity. This Mixed Use property, on a 2,930 sq ft lot, with 5.7% Cap Rate! The property is located on Crescent St between Atlantic Ave & Fulton St in Cypress Hills, and consists of Two Storefronts + Two 3BR 2Bath apartments. The storefronts take 109 ft of space on super busy Atlantic Ave, and are currently rented to a church and a catering space. Each storefront is paying \$3,500 per month. Both storefronts also pay their share of property taxes of \$4967 each annually. Each apartment is paying \$2,500 per month. There are no leases in place. Each lease is month to month. Total income is \$153,936. Expenses are 39,425.40. Net Revenue is \$114,510.60. Entire place was gut renovated 4 years ago, new roof, windows, plumbing, electricity, water heating system, boilers, hot water tanks, fully finished basement, apartments, hallway, check photos. The property also has air rights for future development opportunities .

|                          |
|--------------------------|
| 0 Bedrooms               |
| 0 Bathrooms              |
| 4,584 sqft               |
| 2,930 sq. ft. (lot size) |
| Built: 1920              |



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