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9623 Avenue M, Brooklyn, NY, 11236

Offered at \$1,500,000

East 90's Canarsie Brooklyn. Totally NEWLY renovated from top to bottom in November 2019 to January 31 2020
LEGAL 3 family & store! Fully detached ALL brick building with full finished basement! 5 room apartment (2
bedroom EACH apartment unit) each 3 family! Plus Beauty salon Store front approx. 600 sq ft (20 ft wide frontage)
& Huge FINISHED basement! Lot 30.5 ft x 100 ft & building size 20 ft x 51 ft New roof, siding, boiler & much more!
5 income producing plus billboard sign! Low Real Estate Taxes! Will not last! Cap rate 6% High traffic area & near
all buses -Next to Minutes to Manhattan express bus, Canarsie pier & more! Start collecting your rent!! Income:
2nd floor Front \$ 1,500.00 month (1 bedroom-NO LEASE)2nd floor Back \$ 1,500.00 month (1 bedroom-NO LEASE)
Storefront: Beauty Salon \$ 2,000.00 a month (March 2025) 1st floor Rear \$1,700.00 a month (May 2021)
Basement- \$ 1,000.00 month Storage Billboard sign \$ 500.00 = \$ 8,200.00 a month = \$98,400 yearly income!

0 Bedrooms

0 Bathrooms

2,040 sqft

3,050 sq. ft. (lot size)

Built: 1931

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