

Property Information

Address: 387 Linden Blvd
Brooklyn, NY 11203

Neighborhood: East Flatbush

Cross Streets: Corner of Linden Blvd & E 35th

Block: 4856

Lots: 1

Lot Size: 19.92 ft x 109.83

Building Information

Building Size: 16 ft x 45 ft

Building Class: S1

Stories: 2

Residential Units: 1

Commercial Units: 1

Total Units: 2

Existing SF: 1,440

Lot SF: 2,171 approx.

Zoning: R5

FAR: 1.25

Gross BSF: 2,714

Available Air Rights: 1,274

Assessment (15/16): \$21,990

Taxes (15/16): \$4,300

TerraCRG has been retained to exclusively represent ownership in the sale of 387 Linden Blvd in the East Flatbush neighborhood of Brooklyn.

Located on the corner of Linden Boulevard and 35th Street, the two story, ~1,440 SF building consists of one commercial unit, one residential unit and a two car garage. The commercial unit is currently occupied by a doctor's office and the second floor residential unit is a two bedroom apartment, and will be delivered vacant. The commercial lease is below market and expires in two years, which offers significant upside being just one block from SUNY Downstate Medical Center. The property has an NOI of ~\$32,000.

The 2,5 trains are located at the Winthrop St and the Church Ave subway stations, both are just a few blocks away. Also in walking distance is the Q Train at Parkside Avenue, providing service to lower Manhattan in under 25 minutes.



Unit	Unit Type	Approx. NSF	Monthly Rent	Annual Rent	Rent/SF
1st Floor	Com	648	\$ 2,000	\$ 24,000	\$ 37
2nd Floor	Resi	648	\$ 1,500	\$ 18,000	\$ 28 *
Garage	2 Spots		\$ 200	\$ 2,400	\$ *
			1,296	\$ 3,700	\$ 44,400
					\$ 32

*Projected/Vacant

EXPENSES (ESTIMATED):

Real Estate Taxes	\$ 4,300
Insurance	\$ 1,440
Heat	\$ 1,512
Electric	\$ -
Water/Sewer (actual)	\$ 958
Repairs/Maintenance	3.0% \$ 1,332
Vacancy/Management	3.0% \$ 1,332
Total:	\$ 10,874

Gross Annual Income:	\$ 44,400
Less Expenses:	\$ 10,874
Net Operating Income:	\$ 33,526



For more information, please contact Exclusive Marketing Team

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Asking Price
\$550,000