

Retail Building – Brooklyn

2046 Bath Avenue, Brooklyn, NY 11214

3,080 SF Retail Building

Bath Beach



Property Information

Address: 2046 Bath Avenue
162 Bay 26th Street
Brooklyn, NY 11214

Neighborhood: Bath Beach
Cross Streets: Corner of Bath Avenue & Bay 26th Street
Block: 6443
Lot: 36
Lot Size: 40.08 ft x 38.42 ft
Lot SF: 1,540
Zoning: R5/C2-2

Building Information

Tax Class: 4
Building Class: K2
Stories: 2
Commercial Units: 2
Cellar SF: 1,540
1st Floor SF: 1,540
2nd Floor SF: 1,540
Building SF: 3,080
Building SF w/ Cellar: 4,620

Assessment (16/17): \$282,962
Tax Rate: 10.5740%
Taxes (16/17): \$29,920
Taxes (17/18):* \$36,877

*As of June 2017



For more information,
please contact Exclusive
Marketing Team

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TerraCRG has been retained to exclusively represent ownership in the sale of 2046 Bath Avenue, a 3,080 SF retail building in the Bath Beach section of Brooklyn.

Located on a prime corner of Bath Avenue and Bay 26th Street, the two-story, 3,080 SF building consists of a full basement, ground level retail, and second floor office. The property was built in 2010, and boasts new mechanicals and a new facade and roof. Currently, the entire building is occupied by Borbas Pharmacy, a well-established tenant in the area.

The property has an annual gross income of ~\$138,000, with expenses of \$48,657; the net operating income for the building is \$89,343 annually. The tenant is responsible for all of the utilities, including heat, electric and hot water.

2046 Bath Avenue is located on an active commercial corridor and benefits from 40 feet of frontage along Bath Avenue. It sits just a few blocks from the highly sought-after 86th Street retail corridor with national tenants such as Gap, Carter's Footaction, Planet Fitness, AT&T, Verizon, TD Bank, Chase and Citi Bank.

The property is situated just three blocks from the D train at the 20th Avenue station and is in proximity to The Belt Parkway, providing easy access around the borough and to Manhattan.



TerraCRG | Licensed Real Estate Broker | 634 Dean Street, Brooklyn, NY 11238 | P: 718-768-6888 | F: 718-768-6288 | terracrgr.com

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified by prospective purchasers. The value of any real estate investment is dependent upon a variety of factors, including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.