

1060 Rogers Avenue, Brooklyn, NY 11226

Mixed-Use Building

Flatbush



Property Information

Address: 1060 Rogers Avenue
Brooklyn, NY 11226

Neighborhood: Flatbush

Cross Streets: Cortelyou Rd & Clarendon Rd

Block: 5170

Lots: 21

Lot Size: 20ft x 100ft

Lot SF: 2,000

Zoning: C2-3/R6

FAR: 2.20

Building Information

Tax Class: 1

Year Built: 1930

Building Size: 20ft x 80ft

Building Class: C2

Stories: 3

Residential Units: 5

Commercial Units: 1

Total Units: 6

Existing SF: 4,800

Taxes

Assessment (17/18): \$61,372

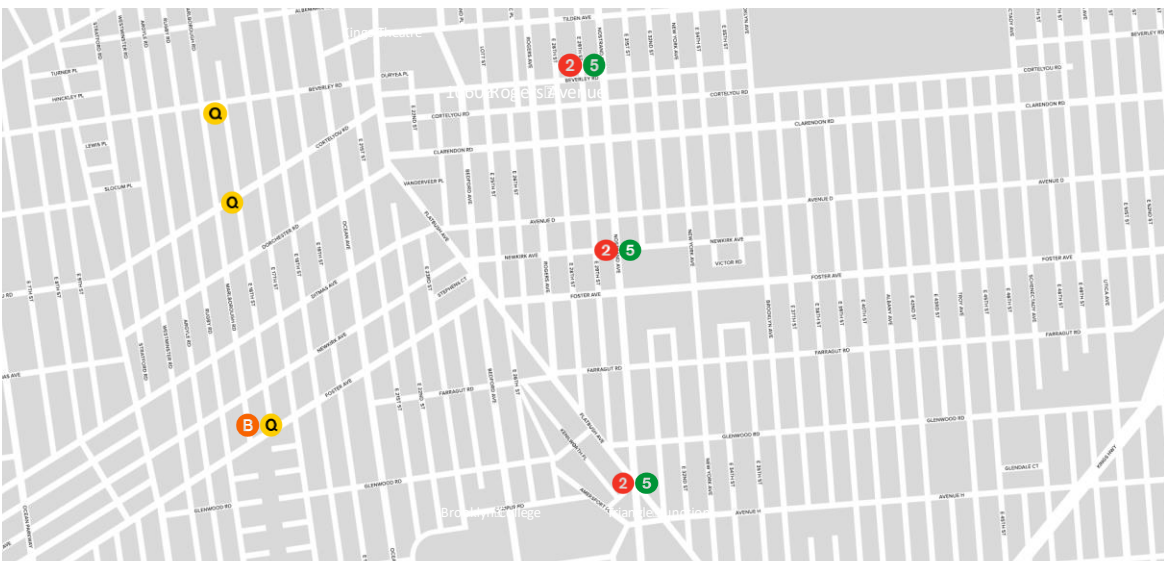
Taxes (17/18): \$7,912



TerraCRG has been retained to exclusively represent ownership in the sale of the six-unit building located at 1060 Rogers Avenue, between Cortelyou Road and Clarendon Road in the Flatbush neighborhood of Brooklyn.

The ~4,800 SF mixed-use property consists of five apartments and one retail unit. The residential units consist of 3 one-bedroom apartments and 2 three-bedroom apartments. The property will be delivered with the retail unit, as well as one of the residential units, vacant. The Projected Gross Annual Income of the property is ~\$104,976 with annual expenses of ~\$26,381, making the Net Operating Income is \$78,595.

Flatbush is emerging as a strong sub-market in Brooklyn, having seen a 200% growth in dollar volume since 2013. The main retail corridors in the area, Flatbush Avenue, Bedford Avenue, Rogers Avenue and Nostrand Avenue, have attracted several national tenants to the area including Target, Nike, Home Goods, Applebee's, Men's Warehouse, AT&T, Payless Shoe Source, David's Bridal, The Children's Place, Verizon Wireless, Modell's Sporting Goods, Blink Fitness, Dallas BBQ, The Vitamin Shoppe and Starbucks. Additionally, it is in close proximity to Prospect Park and the revamped, iconic Kings Theater. The property is located just three block from the 2 & 5 express trains at the Beverly Road station, providing access to Manhattan in just 25 minutes.



For more information, please contact Exclusive Marketing Team

Peter Matheos
Senior Vice President
pmatheos@terraCRG.com

David Algarin
Associate Vice President
dalgarin@terraCRG.com

718-568-9261