1060 Rogers Avenue, Brooklyn, NY 11226 Mixed-Use Building



Flatbush

Property Information	on
Address:	1060 Rogers Avenue
	Brooklyn, NY 11226
Neighborhood:	Flatbush
Cross Streets:	Cortelyou Rd & Clarendon Rd
Block:	5170
Lots:	21
Lot Size:	20 ft x 100 ft
Lot SF:	2,000
Zoning:	C2-3/R6
FAR:	2.20

Building Information	
Tax Class:	1
Year Built:	1930
Building Size:	20 ft x 80 ft
Building Class:	C2
Stories:	3
Residential Units:	5
Commercial Units:	1
Total Units:	6
Existing SF:	4,800



For more information, please contact Exclusive Marketing Team

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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 onebedroom 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.



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