

204 25th Street
204 25th St, Brooklyn, NY 11232

**UNIQUE USER/INVESTMENT
PROPERTY FOR SALE**

DELIVERED VACANT



SALE PRICE: 5,999,999

BRUCE GOULD

(917) 940-7290

(516) 827-1204

**ACTION
AGENCY**
INC.

204 25TH STREET, BROOKLYN, NEW YORK 11232

SALE PRICE : \$5,999,999

13,500 SQ.FT. BUILDING PLUS 3,000 SQ.FT. OF PARKING

UNIQUE USER/INVESTMENT PROPERTY FOR SALE

The property at 204 25th Street has on the main level approximately 6,750 sq.ft. It is presently divided into 21 individual work/office spaces of different sizes. There is a conference room, eating area, and an outside deck space. This main level offers a unique opportunity for a user or investor since all of the spaces are currently vacant. The spaces can be used or rented the way they are now or they can be enlarged to whatever sizes are desired. There is the potential of a \$25,000+ monthly income from these spaces.

The lower level is an additional 6,750 sq.ft. This wide open space has windows all around and a drive-in entrance from the parking area. This space is vacant and was formerly occupied by a gym. The space is perfect for a user or an investor. An investor can divide the space in a similar way to the main level and have a strong income return.

There is parking on either side of the building of an additional 3,000 sq.ft. The property is located in an opportunity zone and the zoning is M1-1D. The subway is located right on the corner and there is also bus service. The area is developing quickly. Right across the street from the building a new 14 story residential building is being built. Potential for possible residential development in the near future.

This property offers a unique opportunity for a user or investor in a highly desirable and rapidly growing area.

**FOR INFORMATION OR TO SEE THE PROPERTY CALL
BRUCE GOULD AT (917) 940-7290/(516) 827-1204**

PROPERTY INFORMATION 204 25TH STREET, BROOKLYN, NEW YORK**SALE PRICE: \$5,999,999****ZONING: M1-D****BLOCK & LOT: 00655-0010****LOT SQUARE FEET: Irregular- 9,750 SQ.FT.****MAIN FLOOR OFFICES/WORK SPACES: 6,750 SQ.FT.****LOWER LEVEL WORK SPACES/RETAIL/INDUSTRIAL: 6,750 SQ.FT.****PARKING: 3,000 SQ.FT.****ANNUAL TAX BILL: \$59,234****RENT ROLL ASSUMPTIONS - ESTIMATE**

SPACE	SQ.FT.	RENT/ SQ.FT.	MONTHLY RENT	ANNUAL RENT
OFFICES/WORK SPACES-MAIN LEVEL	6,750		\$25,000+	\$300,000+
ALL VACANT 21 WORK SPACES OF VARYING SIZES				
LOWER LEVEL - VACANT WORK SPACES/RETAIL/INDUSTRIAL				
INDUSTRIAL	6,750	24	\$13,000	\$156,000
*WORK SPACES/OFFICES DIVIDE SPACE LIKE MAIN LEVEL			*\$20,000	*\$240,000
TOTALS	13,500 (PLUS PARKING)		\$38,000 *\$45,000	\$456,000 *\$540,000 (DIVIDE LOWER LEVEL)

PRO FORMA NOI - ESTIMATE

	ANNUAL EXPENSES	
GPI - MAIN LEVEL	\$300,000	
GPI- LOWER LEVEL	\$156,000	*\$240,000
GROSS OPERATING INCOME	\$456,000	*\$540,000
PROPERTY TAXES	(\$59,234)	
INSURANCE	(\$11,000)	
GAS	(\$6,000)	
WATER AND SEWER	(\$1,800)	
ELECTRIC	(\$6,000)	
REPAIRS AND MAINTENANCE	(\$6,000)	
TOTAL EXPENSES	(\$90,034)	
NOI	\$365,966	*\$449,966 (DIVIDE LOWER LEVEL)
CAP RATE	6.09%	7.49%

All information furnished regarding property for sale is from sources deemed reliable; but no warranty or representation is made as to accuracy thereof and same is submitted subject to errors, omissions, change of sale price or withdrawal without notice.

204 25th Street

204 25th St, Brooklyn, NY 11232

Property Photos



204 25th Street

204 25th St, Brooklyn, NY 11232

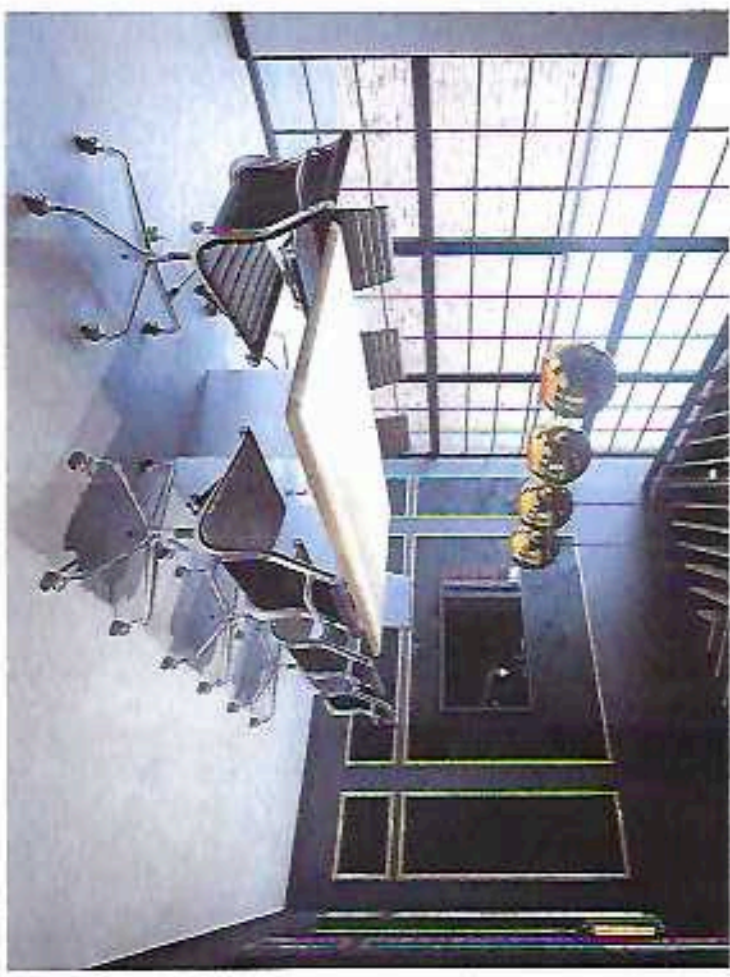
Property Photos



204 25th Street

204 25th St, Brooklyn, NY 11232

Property Photos



204 25th Street

204 25th St, Brooklyn, NY 11232

Property Photos



204 25th Street

204 25th St, Brooklyn, NY 11232

Location

