



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



Value Add | Corner Mixed-Use Building for Sale

5,200 SF • 3 Units

1167 Liberty Avenue • Brooklyn • NY

Offered at **\$1,950,000**

Shlomi Bagdadi
☎ 718.437.6100
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Jack Sardar
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Location Overview

Located in the East New York neighborhood of Brooklyn between Grant Ave & Sheridan Ave near the Grant Ave subway station.

Nearest Transit: A train at Grant Ave and the Q8 bus line.

Nearby tenants include CTown Supermarket, Foot Locker, Citibank, McDonald's, Dunkin', Fabco Shoes, Burger King, GameStop, AT&T, Subway, Chase Bank, and more!

Main Highlights

- ▶ Corner mixed-use building
- ▶ 2 apartments
- ▶ 1 commercial unit
- ▶ 100% occupied
- ▶ Value add
- ▶ Delivered as is
- ▶ A train two blocks away as well as a public parking for shoppers



5,200 SF

Total Building Size



3

Number of Units



7.53%

Cap Rate

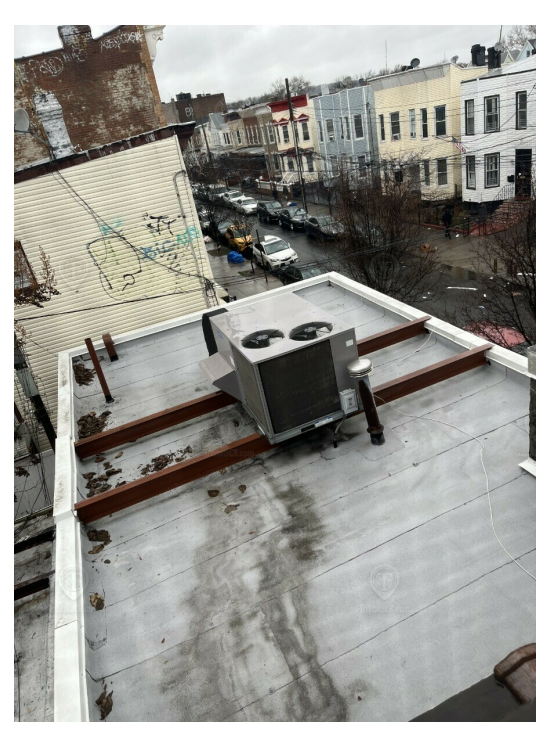
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Income Statement Summary

Current Rent Roll Breakdown

Tenant	Unit	Sq Ft	Lease Term		Actual Base Rent			Projected Base Rent		
			From Date	To Date	Per Mo.	Per Yr.	Per SF	Per Mo.	Per Yr.	Per SF
Xios	Retail	2,350	10/01/17	09/30/27	11,734	\$140,808	\$59.92	\$12,734	\$152,808	\$65.02
Domingo Serano	2nd Floor	1,300	MTM		725	\$8,700	\$6.69	\$3,000	\$36,000	\$27.69
Vincent Chavez	3rd Floor	1,300	MTM		2,150	\$25,800	\$19.85	\$3,000	\$36,000	\$27.69
Totals		4,950			14,609	\$175,308	\$35.42	\$18,734	\$224,808	\$45.42

Actual Revenues:

Actual Base Rent	175,308.00
Total Revenues	175,308.00

Projected Revenues:

Projected Base Rent	\$224,808.00
Total Projected Revenues	\$224,808.00

Operating Expenses

Insurance	\$6,903.00
Electric	\$115.00
Real Estate Taxes	\$6,774.00
Water	\$4,374.00
Management	SELF
Gas	\$7,500.00
Repairs	\$900.00
Reimbursements	\$1,900.00
Total Expenses	28,466.00



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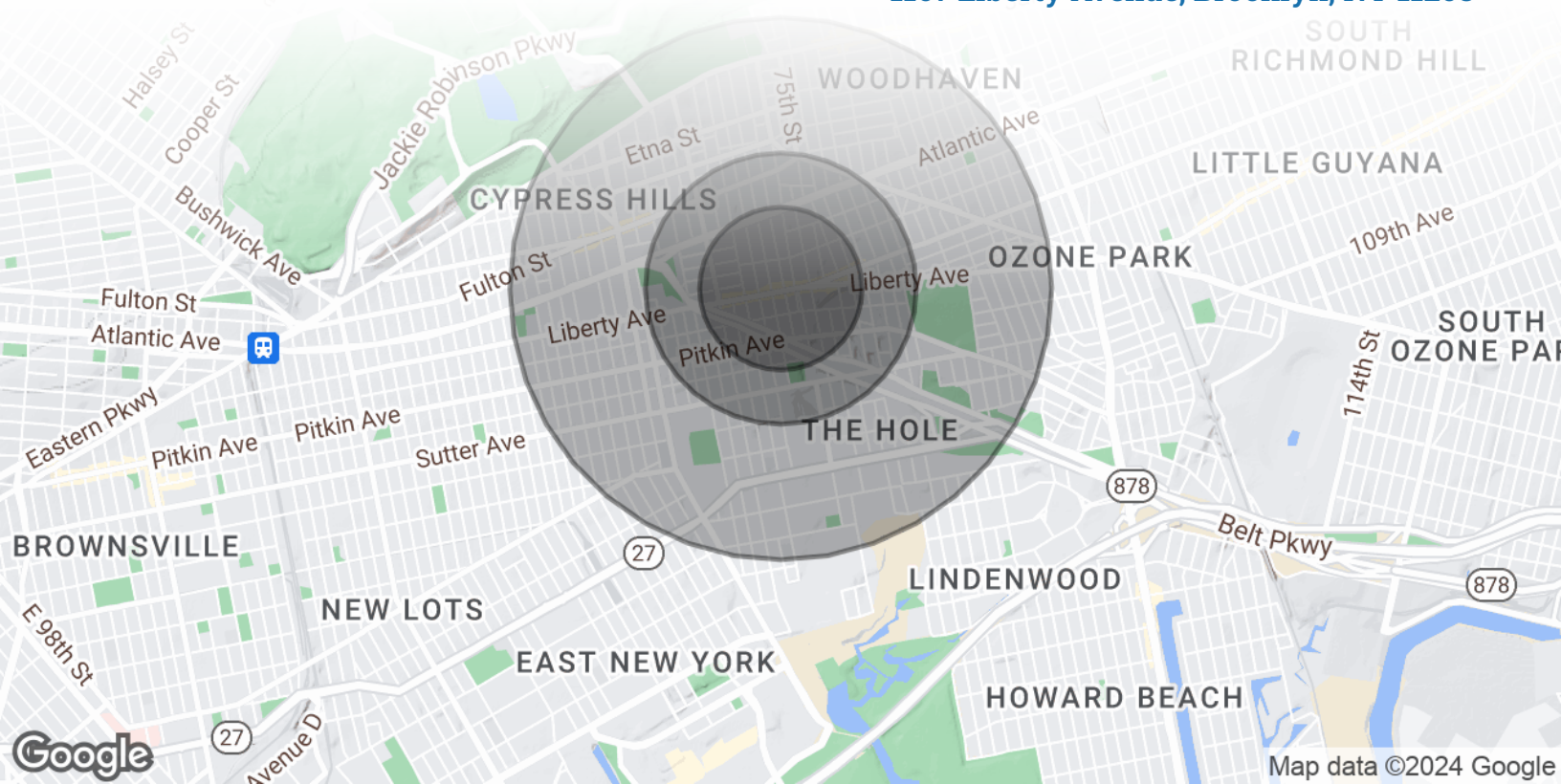
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Area Demographics

1167 Liberty Avenue, Brooklyn, NY 11208



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	11,110	40,103	129,818
Average Age	37	37	38
Average Age (Male)	36	36	36
Average Age (Female)	37	38	39



129,818

People within 1 Mile

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	3,090	11,642	39,291
# of Persons per HH	3.6	3.4	3.3
Average HH Income	\$91,531	\$89,744	\$89,995
Average House Value	\$696,542	\$711,021	\$732,082



\$89,995

Avg Household Income

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Transportation Map

1167 Liberty Avenue, Brooklyn, NY 11208

Bus Map



Subway Map



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