



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Sale



# 100% Occupied Office Building for Sale in Sunset Park

25,220 SF • 9 Units

462 36th St • Brooklyn • NY

Offered at **\$11,000,000**

**Shlomi Bagdadi**  
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## Location Overview

462 36th St is located in the Sunset Park neighborhood of Brooklyn between 4th Ave & 5th Ave near the D, N, & R trains at 36th St and the B36, B70, & B35 bus lines.

The building is located on a major street, surrounded by a variety of other businesses as well as residential buildings.

## Main Highlights

- ▶ 100% occupied office building
- ▶ Retail on the ground floor
- ▶ Built-out luxury auto spa for exotic and supercars - occupying a retail store & office in the building



**25,220 SF**

Total Building Size



**10,294 SF**

Lot Size



**9**

Number of Units



**6.19%**

Cap Rate

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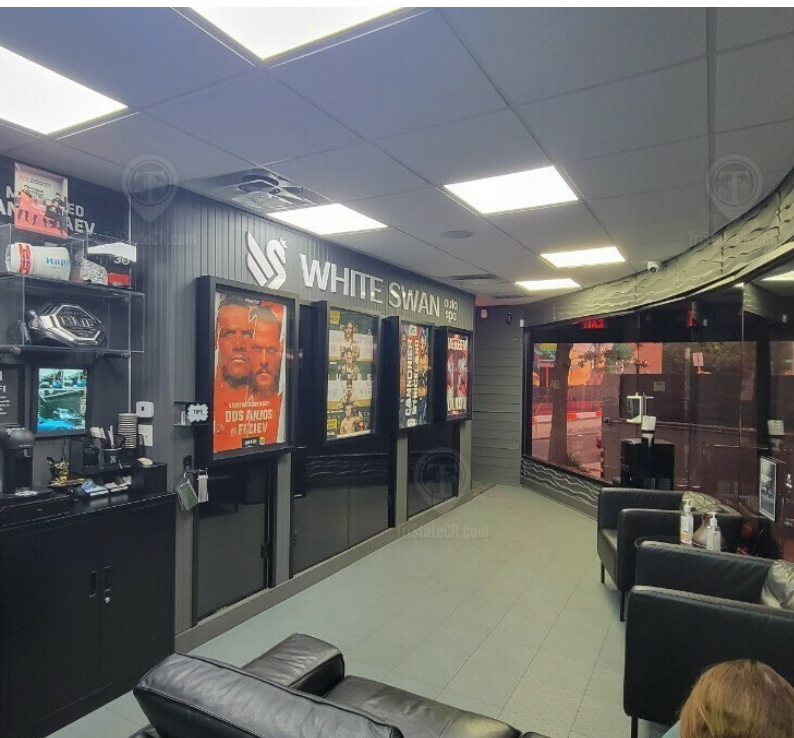
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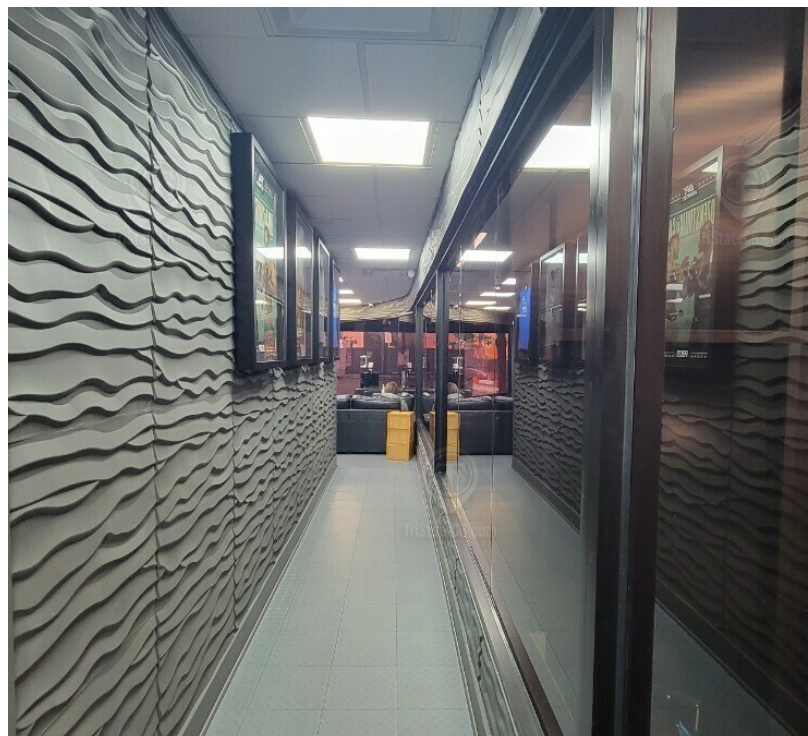




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# Additional Photos

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Tenant	Unit #	Sq Ft	Lease Term		Actual Base Rent		
			From Date	To Date	Per Mo.	Per Yr.	Per SF
Aesthetic Touch Inc.	ST1	720	7/15/2021	7/14/2031	\$1,909.58	\$22,914.96	\$31.83
Cavalry LLC	PHA, PHB, PHC, PHD, PHE	4,594	6/1/2022	8/31/2032	\$15,000.00	\$180,000.00	\$39.18
Inked By Joanne	ST3	831	4/3/2017	3/31/2024	\$3,025.00	\$36,300.00	\$43.68
Moment Funding LLC	2I	902	5/1/2022	7/31/2024	\$2,152.00	\$25,824.00	\$28.62
Public Health Solutions	2B, 2C, 2D, 2E, 2F	3,960	12/1/2017	11/30/2027	\$12,827.05	\$153,924.60	\$38.87
TC Electric LLC	2G, 2H	1,779	5/1/2022	6/30/2024	\$3,792.22	\$45,506.64	\$25.58
Universal 13 Group LLC	Autospa, ST2	4,565	6/1/2022	9/30/2037	\$9,500.00	\$114,000.00	\$24.97
Uprose	3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, PK4	7,149	10/1/2019	9/30/2034	\$21,104.23	\$253,250.76	\$35.42
Universal 13 Office	2A	720	8/1/2023	7/30/2024	\$2,000.00	\$24,000.00	\$33.33
Totals	~	25,220			\$71,310	\$855,721	\$33.93

**Actual Revenues:**

Actual Base Rent	\$855,720.96
Misc property income	\$0.00

<b>Total Revenues</b>	<b>\$855,721</b>
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**Operating Expenses**

Insurance	\$38,000
Real Estate Taxes	\$56,583
Management	\$22,921
Utilities	\$33,397
Professional Fees	\$2,500
Repairs	\$21,393
<b>Total Expenses</b>	<b>\$174,794</b>

<b>Net Actual Operating Income</b>	<b>\$680,927</b>
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Purchase Price	\$11,000,000	Actual CAP Rate	6.19%
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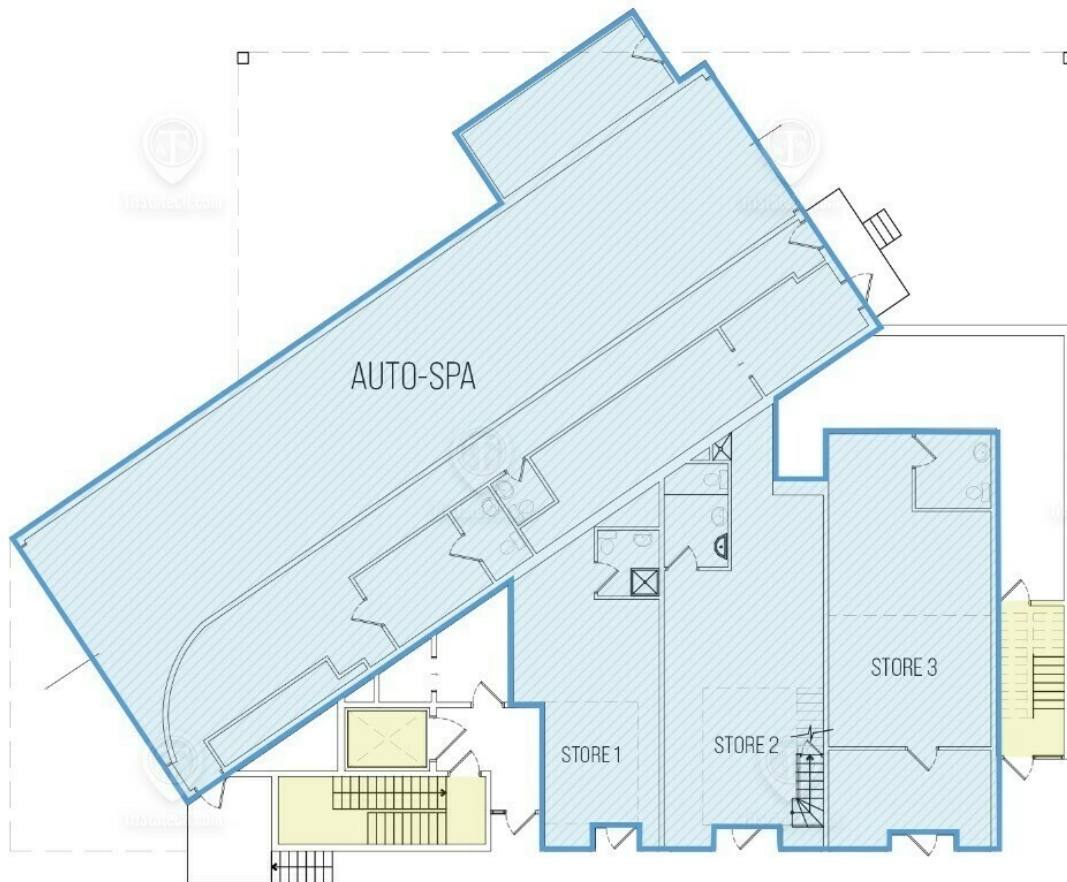




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# Floor Plans

462 36th St, Brooklyn, NY 11232



## 462 36TH STREET GROUND FLOOR

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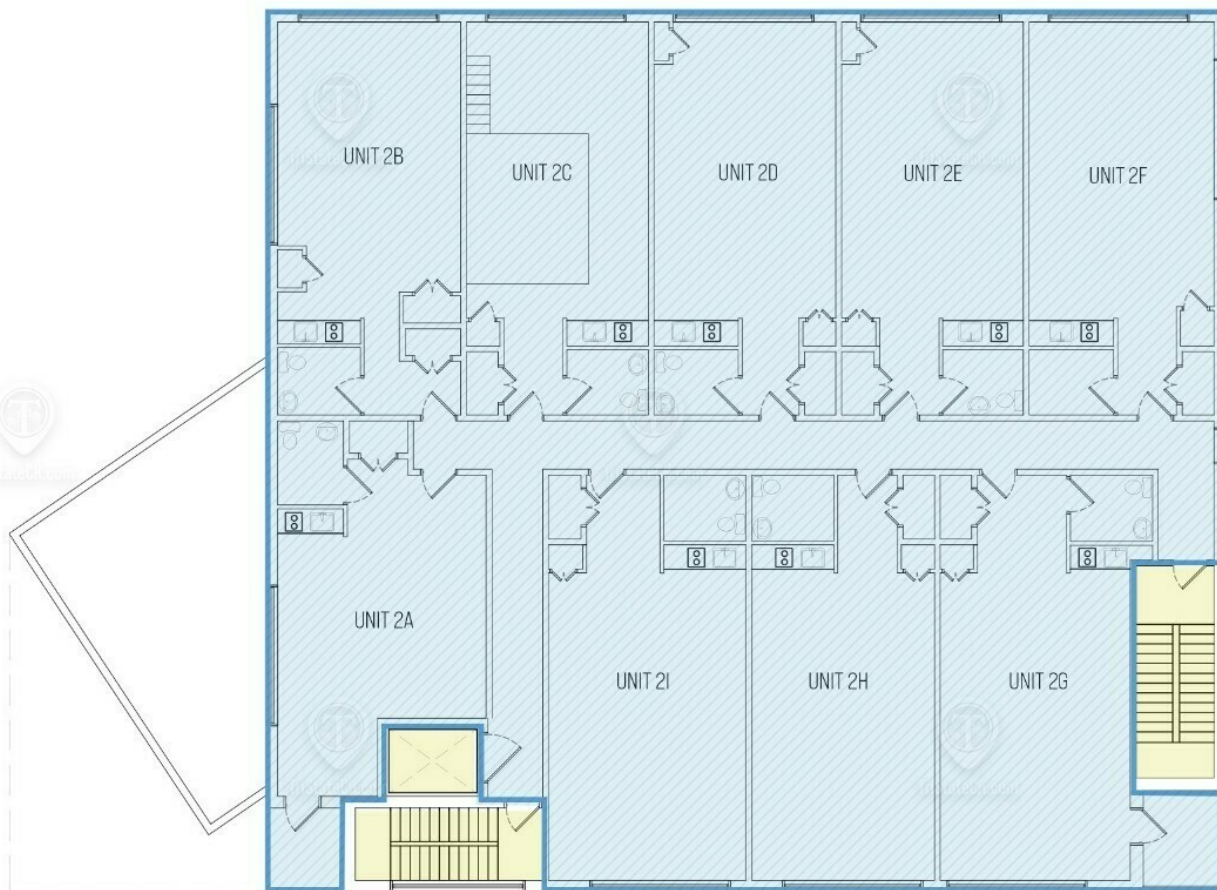
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# Floor Plans

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## 462 36TH STREET 2ND FLOOR

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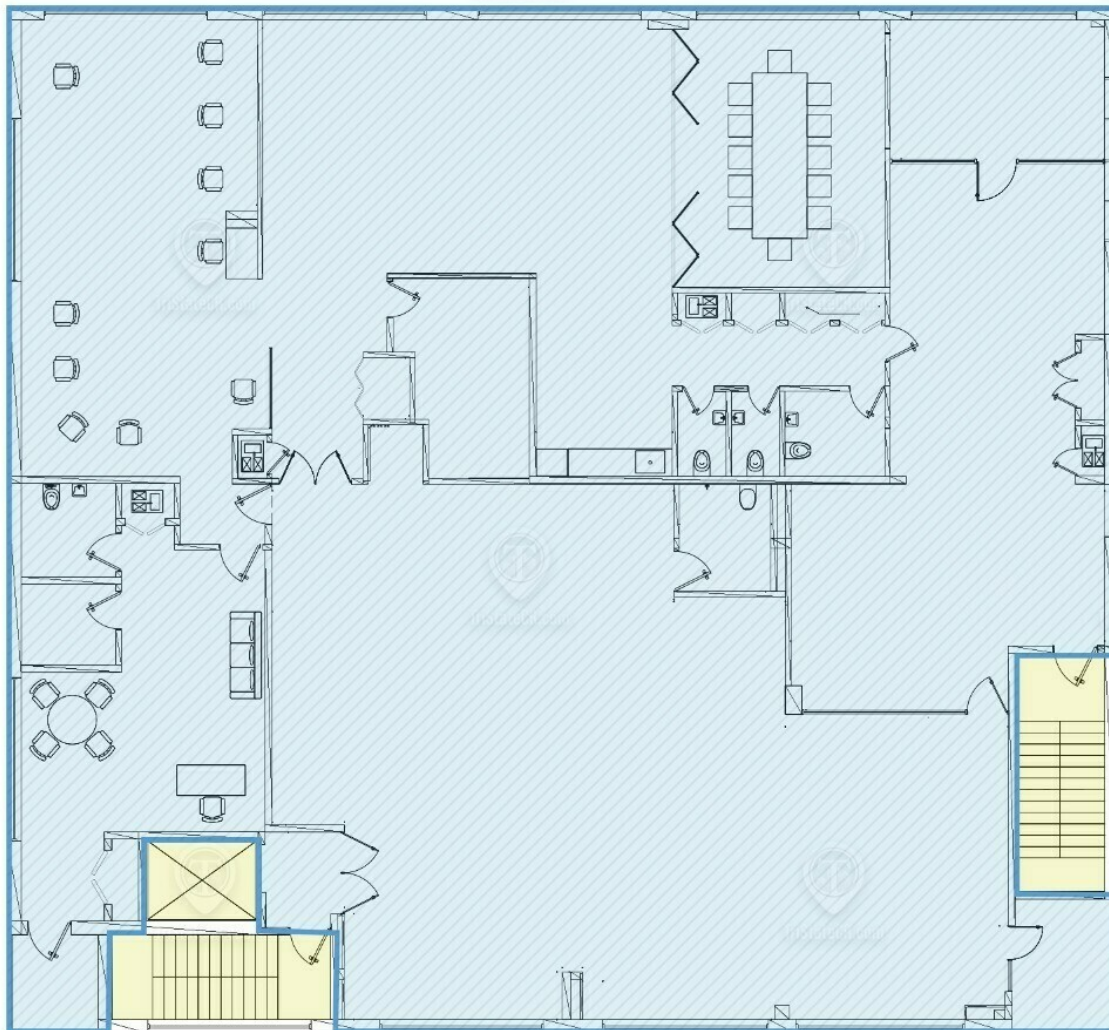
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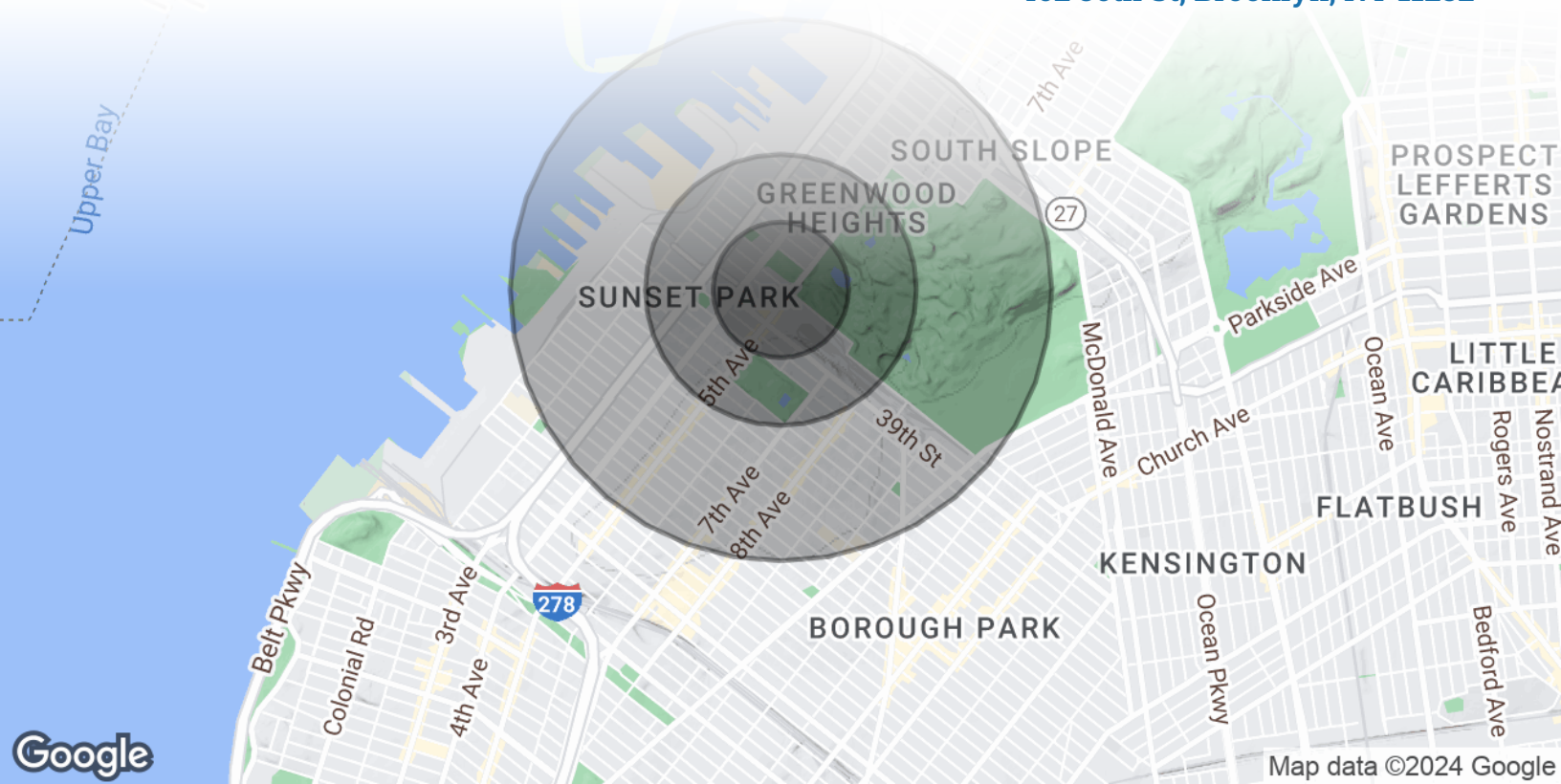
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# Area Demographics

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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	5,863	21,380	91,922
Average Age	37.7	37.1	35.5
Average Age (Male)	37.4	35.3	34.9
Average Age (Female)	36.2	34.8	34.8



**91,922**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	2,334	7,796	31,440
# of Persons per HH	2.5	2.7	2.9
Average HH Income	\$75,555	\$87,396	\$80,109
Average House Value	\$687,309	\$698,891	\$766,445



**\$80,109**

Avg Household Income

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# Transportation Map

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## Bus Map



## Subway Map



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