



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Sale



# Commercial Building For Sale

9,220 SF • 4 Units

1465 Myrtle Ave • Brooklyn • NY

Offered at **\$4,250,000**

**Shlomi Bagdadi**  
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## Location Overview

Located in the Bushwick neighborhood of Brooklyn between Bleecker St & Menahan St near the Knickerbocker Ave subway station.

Nearest Transit: M train at Knickerbocker Ave, L train at Myrtle - Wyckoff Ave, and the B54 bus line.

Nearby tenants include Citibank, Boost Mobile, Qdoba, Subway, Popeyes, Matto Espresso, CVS, Dollar tree, Capital One, Food Bazaar, Blink Fitness, Bank of America, Planet Fitness, White Castle, and more!

## Main Highlights

- ▶ 4 units total
- ▶ Fully renovated
- ▶ Corner building
- ▶ Delivered as is
- ▶ RBA: 2,305 SF



**9,220 SF**

Total Building Size



**2,305 SF**

Lot Size



**4**

Number of Units



**3.60%**

Cap Rate



**R6**

Zoning

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# Additional Photos

1465 Myrtle Ave, Brooklyn, NY 11237



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## Income Statement Summary

### Current Rent Roll Breakdown

Unit #	Floor	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
Popeyes	Retail	2,305 SF	04/25/11	03/31/26	\$7,401	\$88,812	\$38.53	\$10,565	\$126,775	\$55.00
Bk 19 Myrtle LLC	2nd Floor	2,305 SF	07/01/21	06/30/31	\$4,244	\$50,923	\$22.09	\$4,244	\$50,923	\$22.09
Vacant	3rd Floor	2,305 SF	Vacant	-	\$0	\$0	\$0.00	\$5,500	\$66,000	\$28.63
Only Do Good Inc.	4th Floor	2,305 SF	05/01/22	06/30/1932	\$5,150	\$61,800	\$26.81	\$5,150	\$61,800	\$26.81
<b>Totals</b>		<b>9,220 SF</b>			<b>\$16,795</b>	<b>\$201,535</b>	<b>\$21.86</b>	<b>\$25,458</b>	<b>\$305,498</b>	<b>\$33.13</b>

### Actual Revenues:

Actual Base Rent	\$201,535
Misc property income (CAM / REIMBURSEMENTS)	\$30,276
<b>Total Revenues</b>	<b>\$231,811</b>

### Projected Revenues:

Projected Base Rent	\$305,498
<b>Total Projected Revenues</b>	<b>\$305,498</b>

### Operating Expenses

Insurance	\$5,800.00
Electric	\$2,000.00
Real Estate Taxes	\$60,245.00
Water	\$4,000.00
Management	\$6,954.00
<b>Total Expenses</b>	<b>\$78,999.00</b>

Purchase Price

**\$4,250,000**



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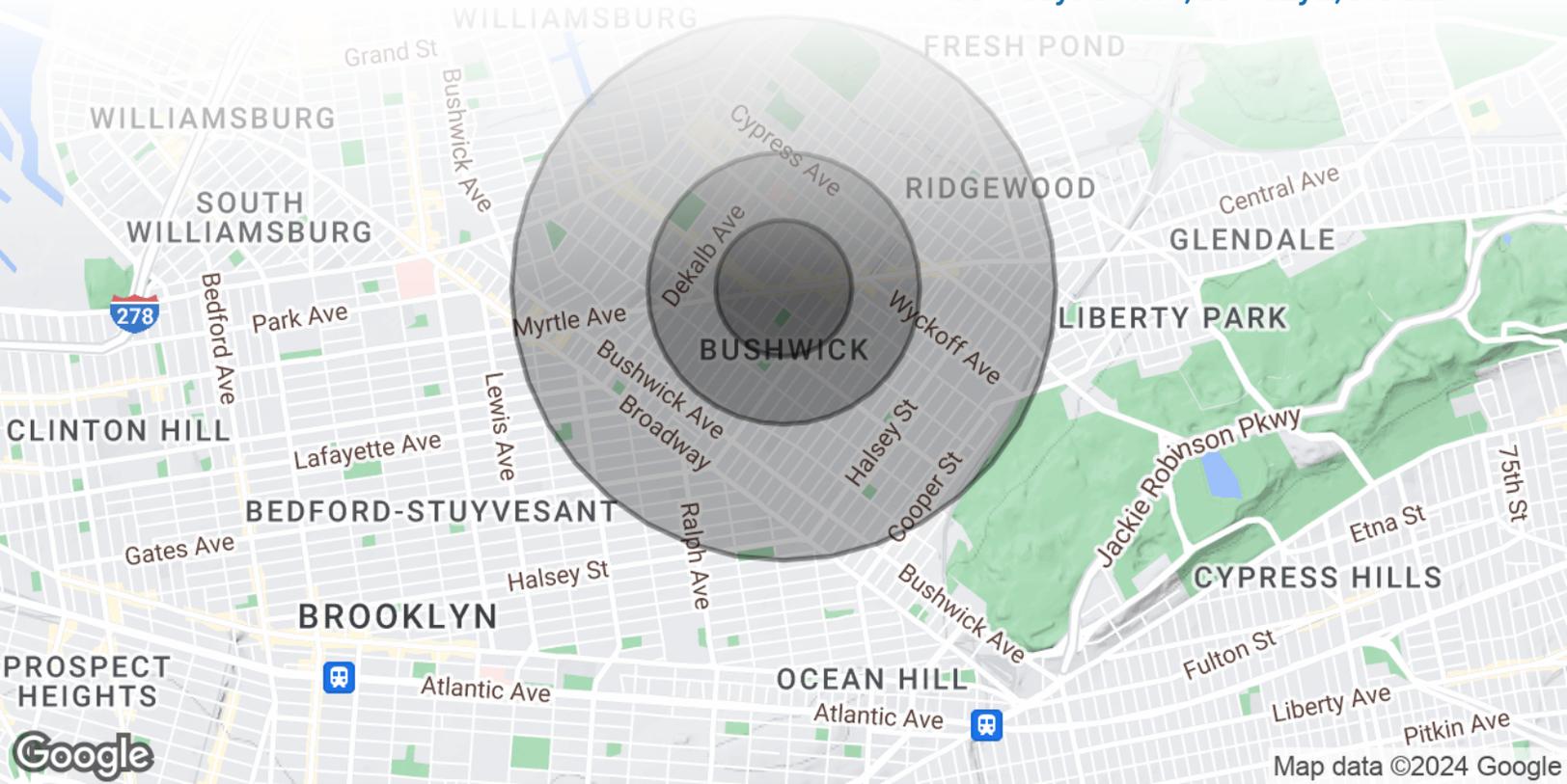
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,562	55,099	174,810
Average Age	30.3	32.0	32.9
Average Age (Male)	29.5	31.1	32.5
Average Age (Female)	30.9	33.3	33.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,135	21,745	68,910
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$67,255	\$73,698	\$78,052
Average House Value	\$256,724	\$430,197	\$531,836



**174,810**

People within 1 Mile



**\$78,052**

Avg Household Income

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