



Red Hook

\$499,000

367 Columbia Street,
Brooklyn, NY 11231

Mixed-Use Building
Investment Opportunity!

Listing Number 4431



Type: Mixed-Use; **Lot:** 20 x 95;
Bldg: 20 x 22 + 12-ft. extension;
R.E. Taxes (2011): \$1,797;
Est. Sq. Ft.: 1,120

Description: This two-story mixed-use building has been home to the JOHN & FRANK LUNCHEONETTE for over thirty years. Now, after a long and successful run, the owners have decided to put the property up for sale. The second story can be used as a residential space, with total renovation required. This is truly a great value with lots of potential.

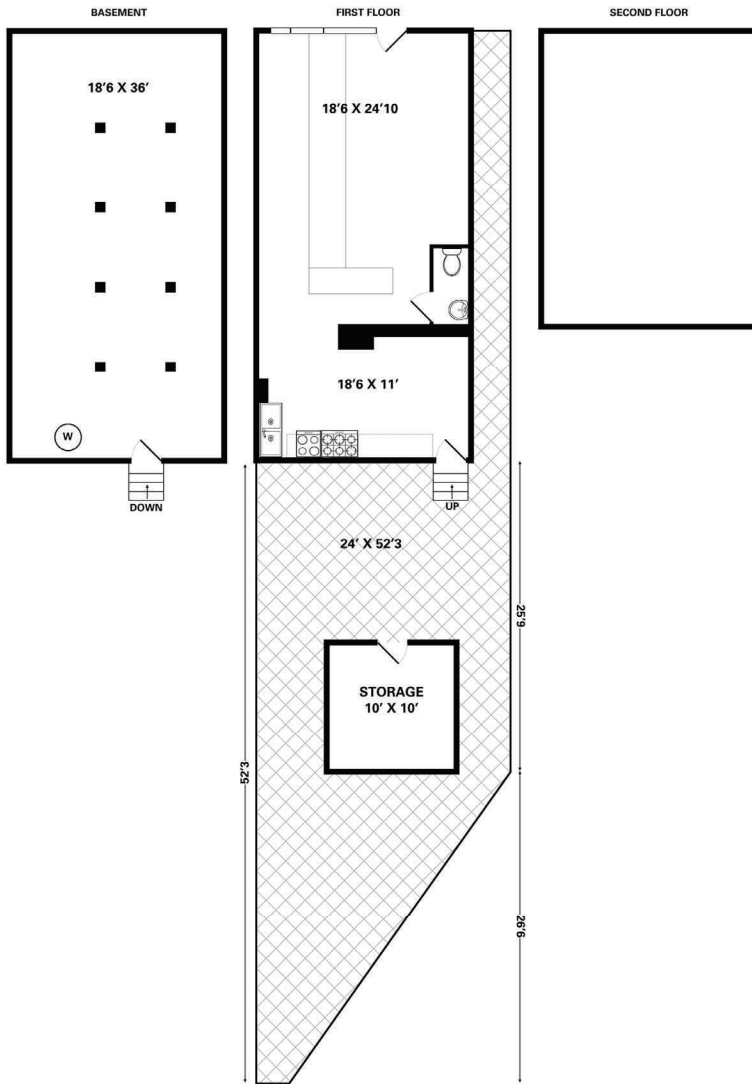
Red Hook is a vibrant neighborhood with both residential and established businesses. Continue to run this business or bring a new concept. Either way, this location can serve you well. It could continue to be a great place for a user or it can also be a great opportunity for the investor.

Because the business is currently operating, this property will be shown by appointment only. Owner does not want to be disturbed. Contact us today for more details.

Features: Investment Property ▪ In-Place Commercial Venture ▪ Many Possibilities

Licensed Real Estate Broker: Vinny DiMartino • 718.855.4111 • info@brownstonelistings.com

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Data

LOCATION

Address **367 Columbia St.**
 Zip Code **11231**
 Borough **Brooklyn**
 Block & Lot **00513-0006**

ROUGH SQUARE FEET (RSF)

Building RSF **1,120***
 Residential RSF **440***
 Commercial RSF **680***

BUILDING

Building Dimensions **20 ft. x 22 ft.***
 Stories **2**
 Residential Units **1**
 Commercial Units **1**
 Extension **20 ft. x 12 ft.* (1st floor only)**
 Garage **No**
 Year Built **1925 (estimated)**
 Year Last Altered **n/a**

LOT

Lot Dimensions **25 ft. x 91 ft.***
 Corner Lot **No**
 Buildings on Lot **1**

ZONING, USE, C of O

Zoning District **M1-1**
 Building Class **Primarily One Family with Store or Office(S1)**

E-Designation **None**
 Historic District **None**
 Landmark **None**

*all figures approximate

Income and Expenses Annual Return on Investment

Estimated Potential Income:

Unit #		Monthly Rent	Annual Rent
1	Storefront/Basement/Yard RSF 680/680/1100	\$2,500	\$30,000
2	Studio Apt. w/terrace RSF 440/240	\$1,350	\$16,200

Gross Income: \$3,850 Monthly / \$46,200 Annual

Estimated Potential Expenses:

	Monthly	Annually
Real Estate Taxes:	\$150	\$1,797
Insurance:	\$167	\$2,000
Water/Sewer:	Tenant Pays 0	0
Heat/Hot Water	Tenant Pays 0	0

Gross Expense: \$316 Monthly / \$3,797 Annual

Net Operating Income/Loss: \$3,534 Monthly / \$42,403 Annual

Annual Return on Investment: 8.5%

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