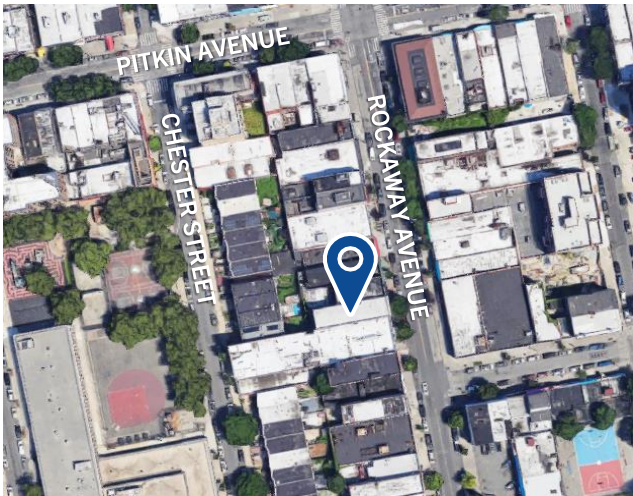




3-Story Commercial Building | 6,450± SF | 25' Frontage



3-Story Commercial Building | 6,450± SF Investor or User Opportunity

Besen Partners, as exclusive agent for Ownership, is pleased to offer for sale **460 Rockaway Avenue, Brooklyn NY 11212**.

The property consists of a 3-story 6,450± SF retail building built on a 25' x 100' lot with full basement. The building is zoned C4-3 and is currently occupied by David's Check Cashing on a month-to-month basis, generating approximately \$90,000 in annual income. The property is situated on the west side of Rockaway Avenue between Belmont and Pitkin Avenues, which are both major retail corridors in the neighborhood with a mix of national and local tenants.

Ideal for an investor or user. Tenant is willing to sign a new lease or new ownership can take full possession at closing. There is value-add potential through renovation and lease-up of the upper floors, and immediately by leasing the vacant 200± SF space in the ground floor.

Asking Price: \$1,450,000

PROPERTY OVERVIEW

Neighborhood	Brownsville
Block & Lot	3521-54
Property Class	Predominant Retail with Other Uses (K4)
Lot Size	25' x 100' 2,499± SF
Building Dimensions	25' x 86'
Stories / Square Feet	3-Story / 6,450± SF
Year Built	Circa 1900
Zoning	C4-3
FAR (Residential/Commercial/Facility)	2.43 / 3.4 / 4.8
FAR as Built	0.86
Assessment/Taxes (2023/24)	\$315,450 \$33,583

To request further information, please contact exclusive brokers:

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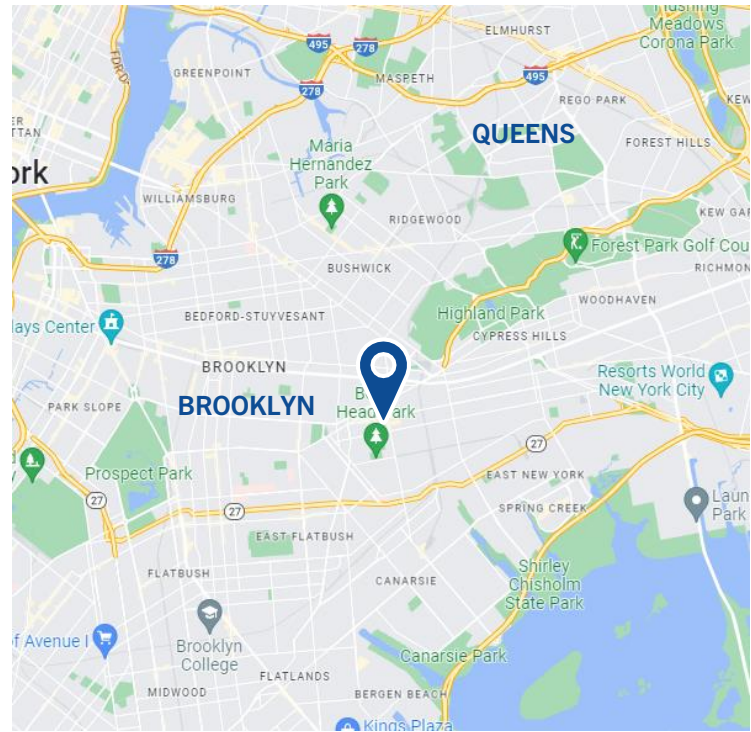
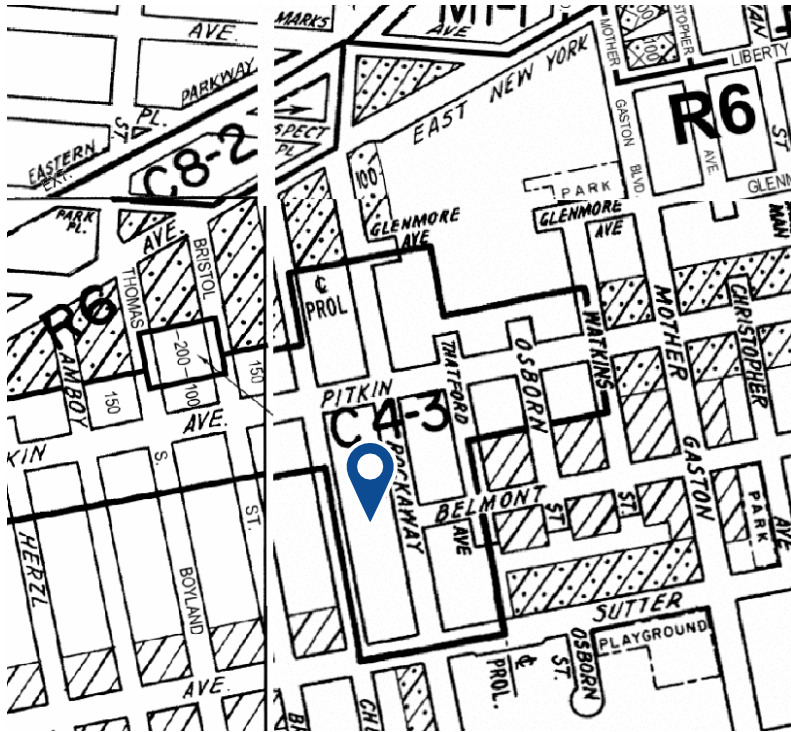
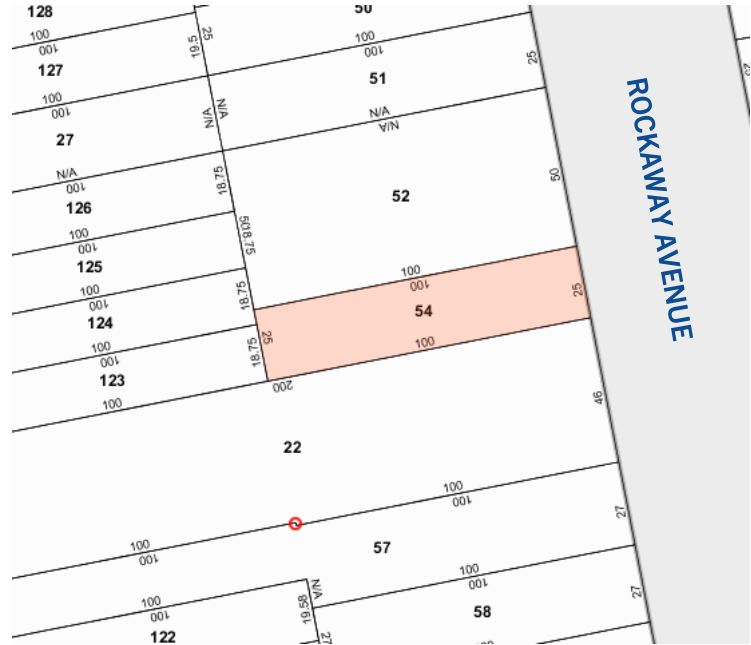
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REVENUE	AMOUNT
Commercial Gross Revenue	\$90,000
EFFECTIVE GROSS INCOME	\$90,000

OPERATING EXPENSES	
Real Estate Taxes (2023)	\$33,600
Water & Sewer	\$2,500
Fuel (Oil)	\$4,200
Utilities (Heat & Electric)	Tenant Pays
Insurance	\$2,700
Repairs, Maintenance, Admin	\$1,800
TOTAL EXPENSES	\$44,800

NET OPERATING INCOME	\$45,200
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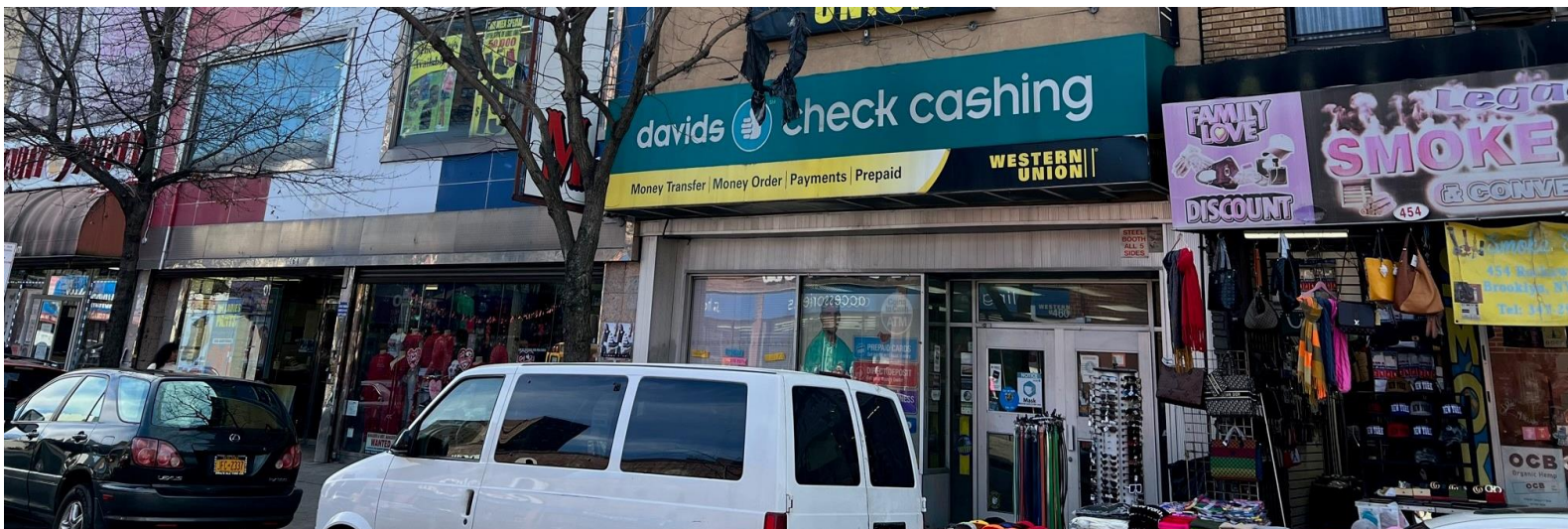
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RENT ROLL

FLOOR	TENANT	RENT	LXP	SQ. FT.
1 st Floor	David's Check Cashing	\$7,500	M-T-M*	2,150±
2 nd Floor	Vacant	-	-	2,150±
3 rd Floor	Vacant	-	-	2,150±
Commercial Monthly Total:		\$7,500		
Commercial Annual Total:		\$90,000		

*Tenant is willing to sign a new lease OR new ownership may take full possession at closing.

- David's Check Cashing occupies half of the 2nd floor which includes a meeting room and bathroom.
- 200± SF internal structure on the ground floor that was previously leased to a jeweler for \$1,500/mo. Potential for near-term value-add.
- Upper floors are presently used for storage and could also be a value-add possibility if renovated and windows are punched out.
- 13' ceiling heights on the 2nd and 3rd floor, full basement.



David's Financial Corp. has been open since 1957 and serves millions of customers throughout their network of 24 neighborhood stores located in the Bronx, Harlem, Brooklyn, Queens and Rockland County.

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BUILDING EXTERIOR AND LOCAL RETAILERS



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CURRENT TENANT INTERIOR (David's Check Cashing)



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VACANT FLOOR INTERIORS (Basement, 2nd Floor and 3rd Floor)



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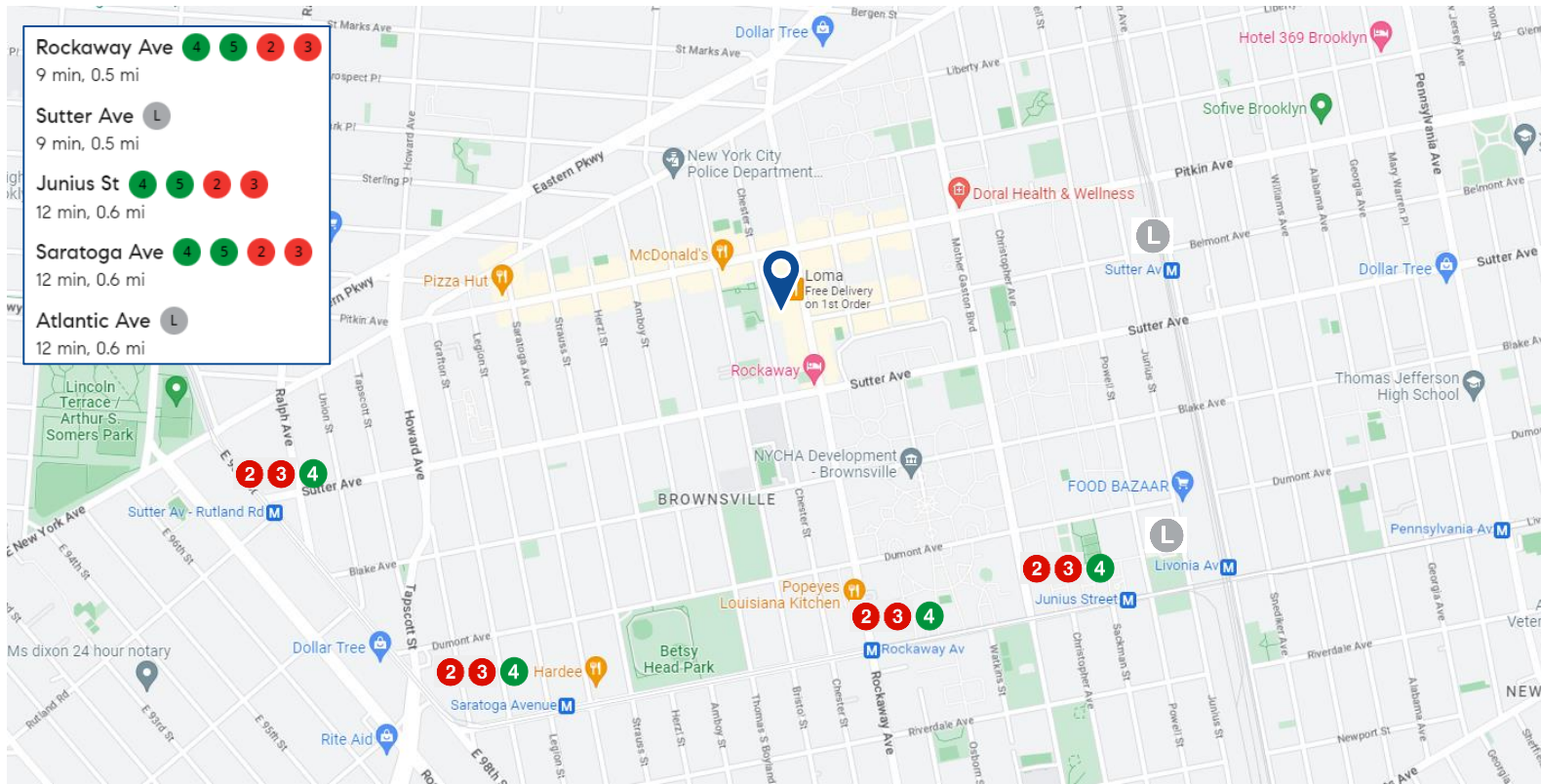
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LOCATION MAP



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