

Prime Carroll Gardens Repositioning Opportunity

325 Smith Street, Brooklyn, NY 11231



BUILDING & PROPERTY SUMMARY

BLOCK & LOT:	443-10
ZONING:	C2-4/R6B
FAR:	2.0
LOT DIMENSIONS / SIZE:	19.67' x 77.17' / 1,518 SF
BUILDING SIZE:	3,350 SF
RESIDENTIAL UNITS:	2 (proposed)
COMMERCIAL UNITS:	1 (proposed)

FINANCIAL OVERVIEW

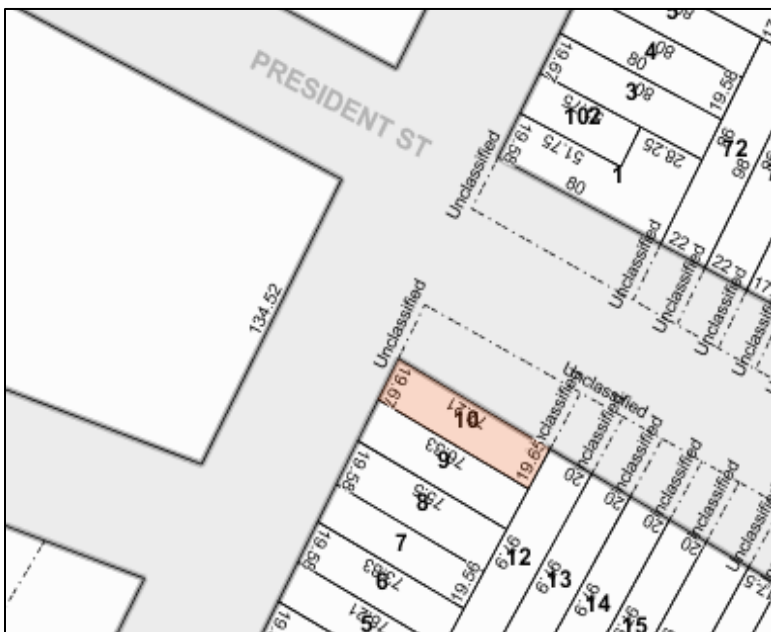
GROSS ANNUAL INCOME:	\$226,800*
ANNUAL EXPENSES:	(\$10,000)
ANNUAL TAXES:	(\$5,054)
NET OPERATING INCOME:	\$211,746
PROJECTED CAP RATE	6.05%

*Annual residential income assumes \$3950 (2) residential 2-beds

*Annual retail income assumes \$11,000 / month

PROPERTY HIGHLIGHTS

- Mixed-use building on the corner of Smith and President Streets in the “Restaurant Row” section of Carroll Gardens.
- F and G train entrance adjacent to the property.
- Property will be delivered vacant.
- Across the street from Carroll Park.
- Sizable side yard suitable for outdoor dining.
- Full basement with sidewalk access.
- 265 SF terrace off second floor apartment.
- Ground floor, rear extension ideal for commercial kitchen.



Asking Price: \$3,500,000

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Aerial View of the Surrounding Area



The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information or that the subject property will sell for the suggested asking price. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. The estimates and assumptions provided herein are based on the subject property containing no environmental contamination. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN