

546 Court Street - For Sale

Carroll Gardens, Brooklyn, NY 11231
Mixed-Use Building



Investment Sales

Location:	Located on the corner of Court Street and West 9th Street	
Block-Lot:	382-29	
Lot Dimensions:	20' x 80'	(approximately)
Lot SF:	1,600	(approximately)
Bldg 1 Dimensions:	20' x 50'	
Bldg 2 Dimensions:	20' x 20'	
Gross Bldg SF:	3,800	
Gross Commercial SF:	1,000	
Gross Residential SF:	2,800	
Zoning-FAR:	C2-4/R6A-3.0	
Buildable SF:	4,800	
Available Air Rights:	1,000	
Assessment:	\$161,100	(2012/13)
Taxes:	\$16,355	(2012/13)



Property Description:

- A three story commercial building and a two story carriage house located on the same tax lot. Property will be delivered vacant.
- Corner property in highly trafficked area with 20 feet of frontage on Court Street.
- Excellent investment opportunity for developer, investor or user looking to maximize income in a prime retail and residential rental market.

Neighborhood Description and Transportation:

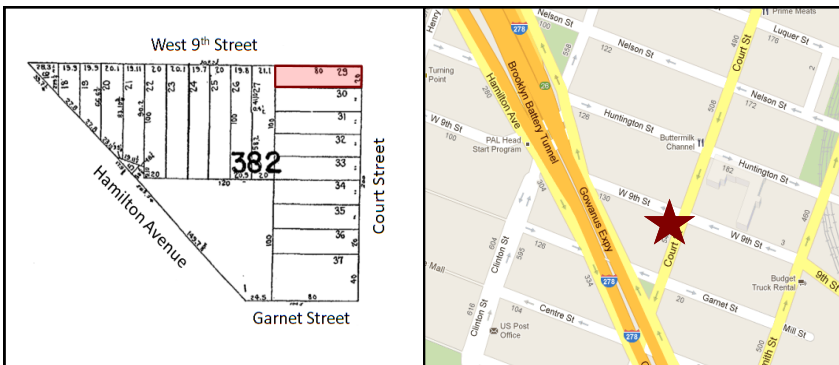
- The property is just one block from the **F** and **G** subway lines at the Smith-Ninth Street station set to reopen in the fall, 2012.
- The B57 and B61 Bus lines service the area, both providing quick access to downtown Brooklyn.
- Located just one block from route 278 (Gowanus Expressway) which provides quick access to Manhattan via the Brooklyn Battery Tunnel.
- Close to great restaurants, bars, shopping and retail on Court street.

Projected Income & Expenses*

Revenues	
Gross Commercial Income	\$50,000
Gross Residential Income	\$116,384
Gross Income	\$166,384
Less Vacancy & Collection Loss (4%)	\$6,655
Effective Gross Income	\$159,729
Expenses (Estimated)	
Real Estate Taxes (2012-2013)	\$16,355
Water / Sewer	\$2,700
Insurance	\$6,267
Heat	\$8,400
Electric	\$500
Repairs & Maintenance	\$2,500
Management (5%)	\$7,986
Total Expenses	\$44,708

Projected NOI: \$115,021

*Figures do not include renovations costs.



ASKING PRICE: \$1,750,000

For Further Information, Please Contact Exclusive Sales Team

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