

250 86TH STREET, BROOKLYN, NY 11209

EXCLUSIVE OFFERING MEMORANDUM



Vacant, Fully Renovated Mixed-Use Building in Bay Ridge

IPRG

250 86TH STREET, BROOKLYN, NY 11209

IPRG
A VACANT, FULLY RENOVATED MIXED-USE BUILDING FOR SALE

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VACANT, FULLY RENOVATED MIXED-USE BUILDING **FOR SALE**

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

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INVESTMENT PRICING

250 86TH STREET





OFFERING PRICE

\$1,900,000

INVESTMENT HIGHLIGHTS

1 Apt & 1 Medical Office
of Units

3,420
Approx. SF

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INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	PROJECTED	PROJECTED RPSF	STATUS (FM/RS)	NOTES
1	Medical Office - Vacant	2,280	\$5,250	\$55.26	Retail / Office	Fully Renovated and Turnkey Medical Office - Vacant
2	Vacant - 3BR / 2BA	1,140	\$3,550	\$37.37	FM	Fully Renovated - Vacant
		MONTHLY:	\$8,800			
		ANNUALLY:	\$105,600			

PROJECTED

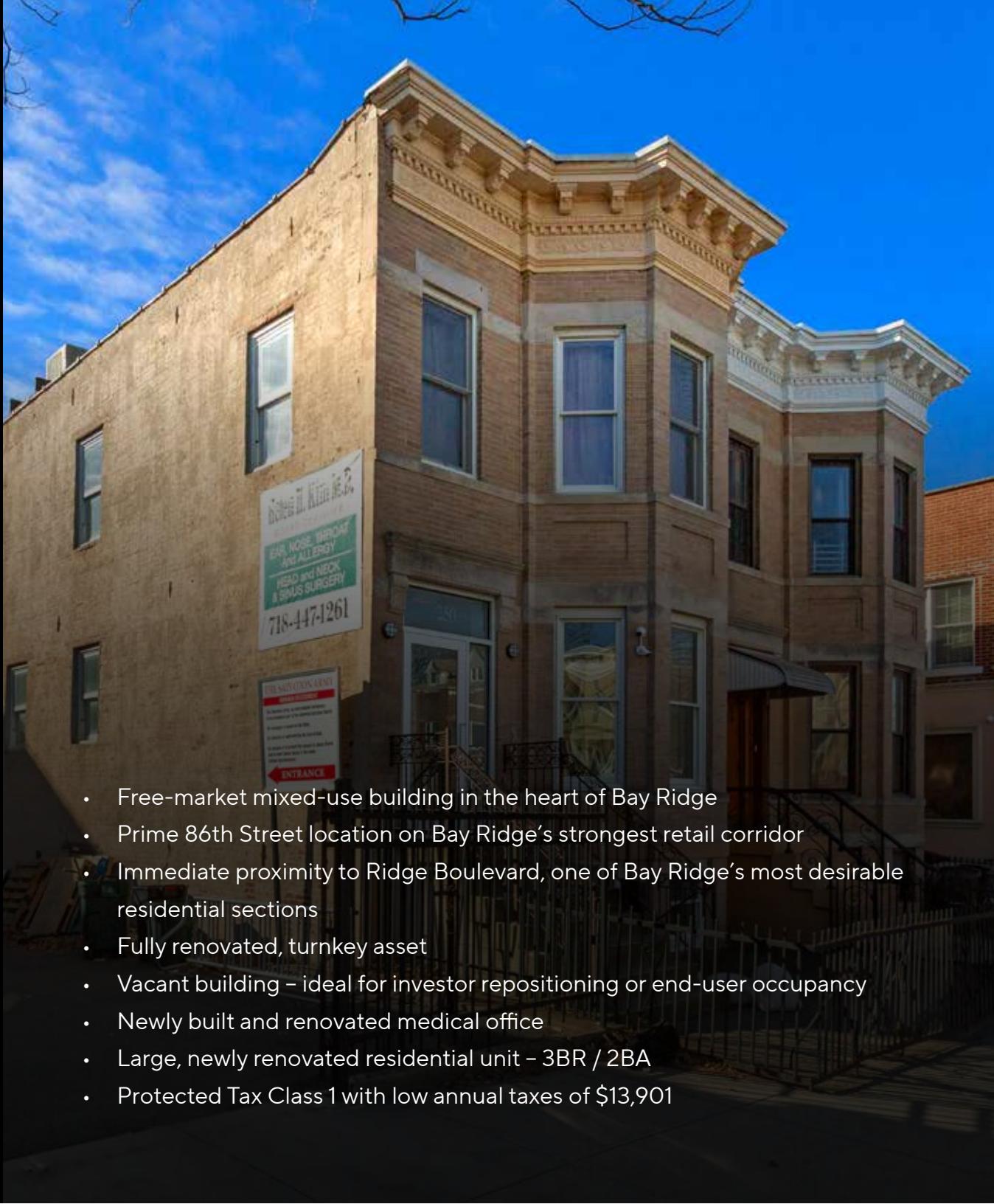
GROSS OPERATING INCOME:	\$ 105,600
REAL ESTATE TAXES (1):	\$ (13,901)
FUEL:	\$ (3,850)
WATER AND SEWER:	\$ (2,700)
INSURANCE:	\$ (3,000)
COMMON AREA ELECTRIC:	\$ (615)
REPAIRS & MAINTENANCE:	\$ (1,000)
PAYROLL:	\$ (1,200)
TOTAL EXPENSES:	\$ (26,266)
NET OPERATING INCOME:	\$ 79,334

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PROPERTY INFORMATION

250 86TH STREET

- Free-market mixed-use building in the heart of Bay Ridge
- Prime 86th Street location on Bay Ridge's strongest retail corridor
- Immediate proximity to Ridge Boulevard, one of Bay Ridge's most desirable residential sections
- Fully renovated, turnkey asset
- Vacant building – ideal for investor repositioning or end-user occupancy
- Newly built and renovated medical office
- Large, newly renovated residential unit – 3BR / 2BA
- Protected Tax Class 1 with low annual taxes of \$13,901



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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to exclusively present the opportunity to acquire 250 86th Street, a prime free-market mixed-use asset located in the heart of Bay Ridge. The property is located on 86th Street just off Ridge Boulevard, at the intersection of Bay Ridge's strongest retail corridor and one of the neighborhood's most sought-after residential sections.

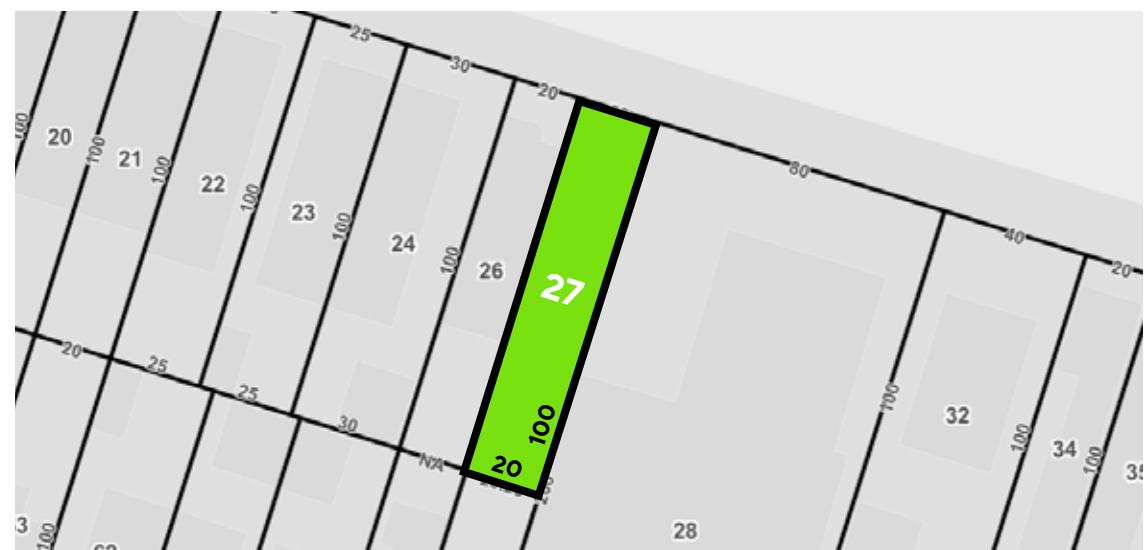
The subject property consists of one residential apartment above a two-story medical office, totaling approximately 3,420 square feet. The building is constructed irregularly, measuring approximately 20 feet by 58 feet on one side and 20 feet by 50 feet on the other, situated on a 20-foot by 100-foot lot. The property is zoned R5D / BR and benefits from the highly sought-after protected Tax Class 1 designation.

The asset is fully renovated and turnkey and is currently vacant, offering a unique opportunity for investors to reposition the asset or for an end user to occupy the space. The property features a newly built-out medical office and a large, brand-new 3-bedroom / 2-bathroom residential apartment. The property is located less than two blocks from the 86th Street [R] subway station, providing convenient access to Manhattan, Queens, and the rest of Brooklyn.

BUILDING INFORMATION

BLOCK & LOT:	06043-0027
NEIGHBORHOOD:	Bay Ridge
CROSS STREETS:	Ridge Boulevard & 3rd Avenue
BUILDING DIMENSIONS:	Built Irregular approx 20 ft x 58 ft on one side / approx. 20 ft x 50 ft on other side
LOT DIMENSIONS:	20 ft x 100 ft
# OF UNITS:	1 Apartment & 1 Medical Office
APPROX. TOTAL SF:	3,420
ZONING:	R5D, BR
FAR:	2
TAX CLASS / ANNUAL TAXES:	1 / \$13,901

TAX MAP

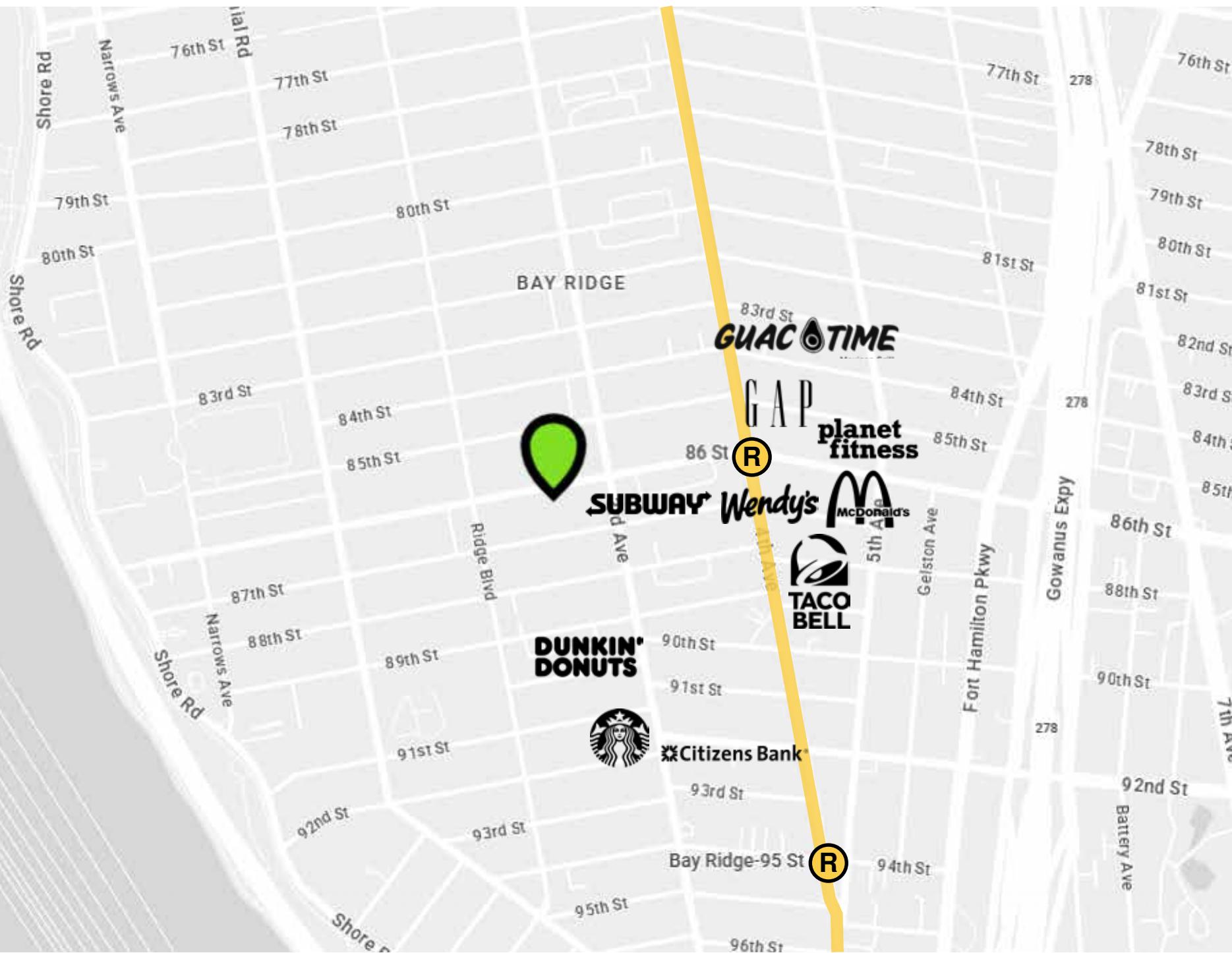


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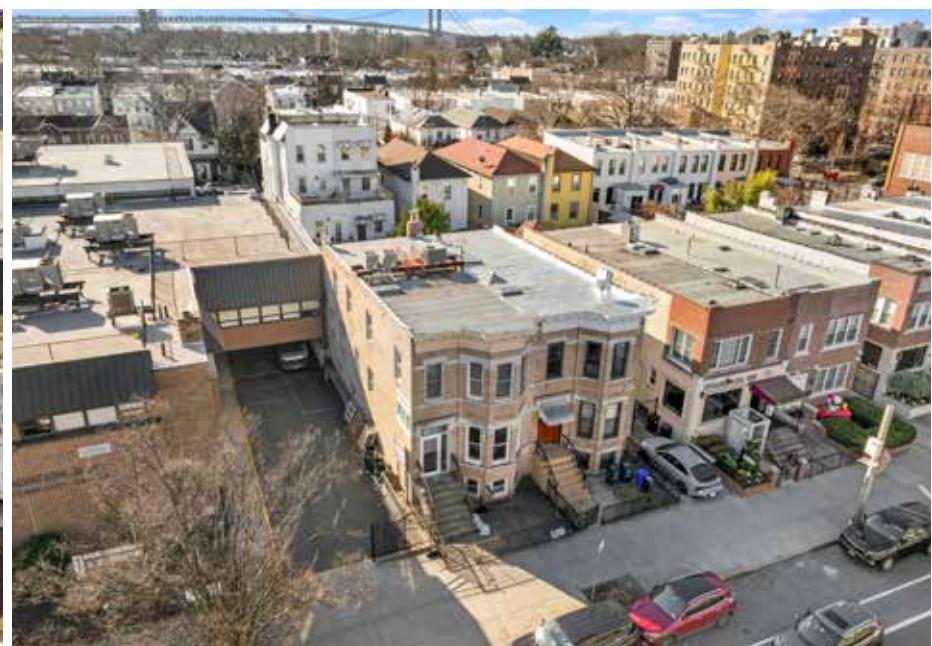
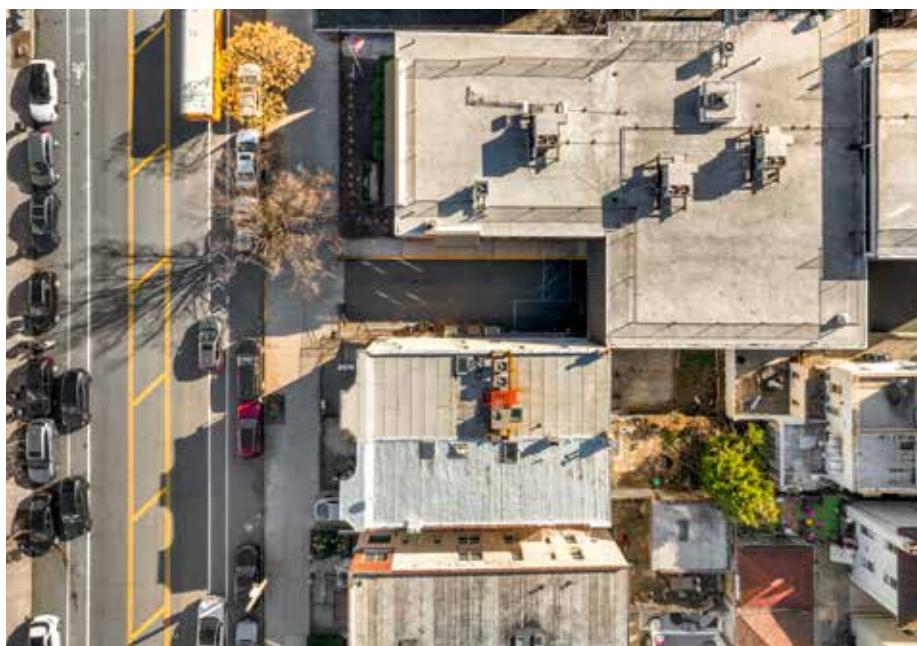
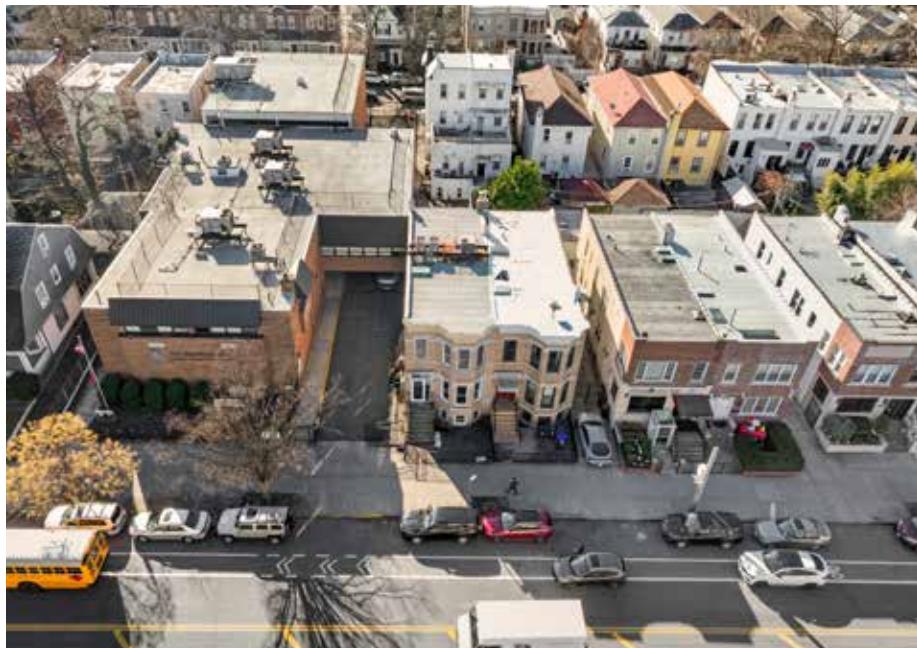
PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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