



40-48 Lombardy Street Brooklyn, NY 11222



ASKING PRICE: UPON REQUEST

Kalmon Dolgin Associates has been retained on an Exclusive basis to arrange the sale of 40-48 Lombardy Street, an attractive RETAIL OPPORTUNITY in the heart of Greenpoint, Brooklyn.

40-48 Lombardy Street is an assemblage of two (2) retail stores with an aggregate of 10,000 square feet. The building is built full. The retail is leased to two (2) separate tenants, one whose lease is up in 10 months and the other who has 6 years remaining on his lease.

Both leases are set to expire within one to six years with only one unit having a 5 year option

The property is zoned M1-1 with an FAR of 1.0. The tenant who has 6 years left on his lease will receive a 3% increase in January.

The building is located on a heavily traffic street opposite the Staples/Auto Zone shopping center and has high viability to the BQE as well as Meeker Avenue on a partially residential block. There are multiple transportation options within walking distance.

The building has drive-in loading and street parking. 40-48 Lombardy Street offers an unmatched opportunity to own a substantial retail asset in Greenpoint Brooklyn.

**CONTACT EXCLUSIVE AGENT
JEAN COOK – 917-586-1814
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40-48 Lombardy Street

Brooklyn, NY 11222

Location: Lombardy Street, between Kingsland & Morgan Avenue

Block & Lots: Block #2834 – Lot #23

Building Highlights:

Address	Footage	Taxes	Block & Lot
48 Lombardy Street	3,800 sf	\$ 12,000.00	2834 – 23
40 Lombardy Street	6,200 sf	\$ 4,809.00	2834 – 23
Total:	10,000 sf	\$ 16,809.00	

Lot Information/Zoning Specifics: Zoning: M1-1
 Commercial FAR: 1.0

REVENUE

CURRENT REVENUE

Tenant	Size	Lease Exp	\$/SF	Rent/Mo	Annual Rent
Joli Seafood	3,800	2/2020	\$24	\$ 7,600	\$ 91,200
Beverage World	6,200	12/2024	\$22.7	\$ 11,754	\$ 141,048
Total	10,000			\$ 19,354	\$ 232,248

Income:

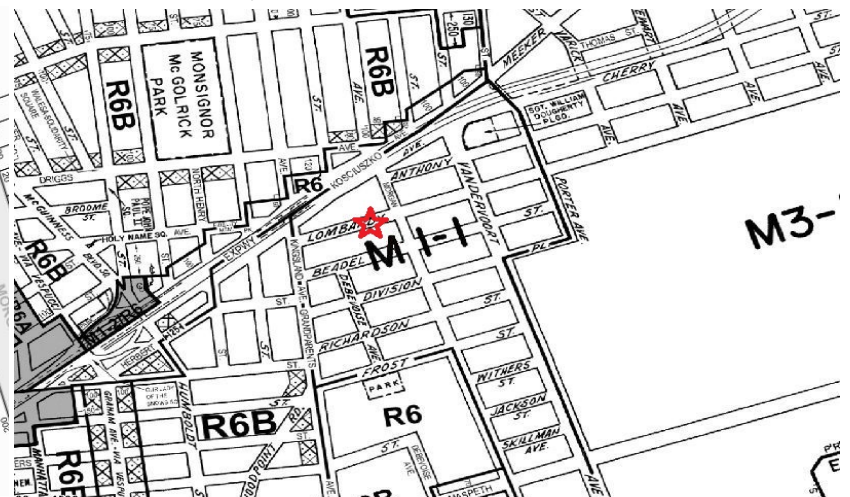
Rent Roll: \$232,248.00
 Tenant Contribution to Taxes: 16,809.00
 Gross Income: \$ 249,057.00

Expenses:

Taxes: \$ 42,411.00
 Insurance: 4,915.00
 Less : Expenses: 47,326.00

NOI:

\$ 201,731.00



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