

KALMON DOLGIN  
AFFILIATES INC.

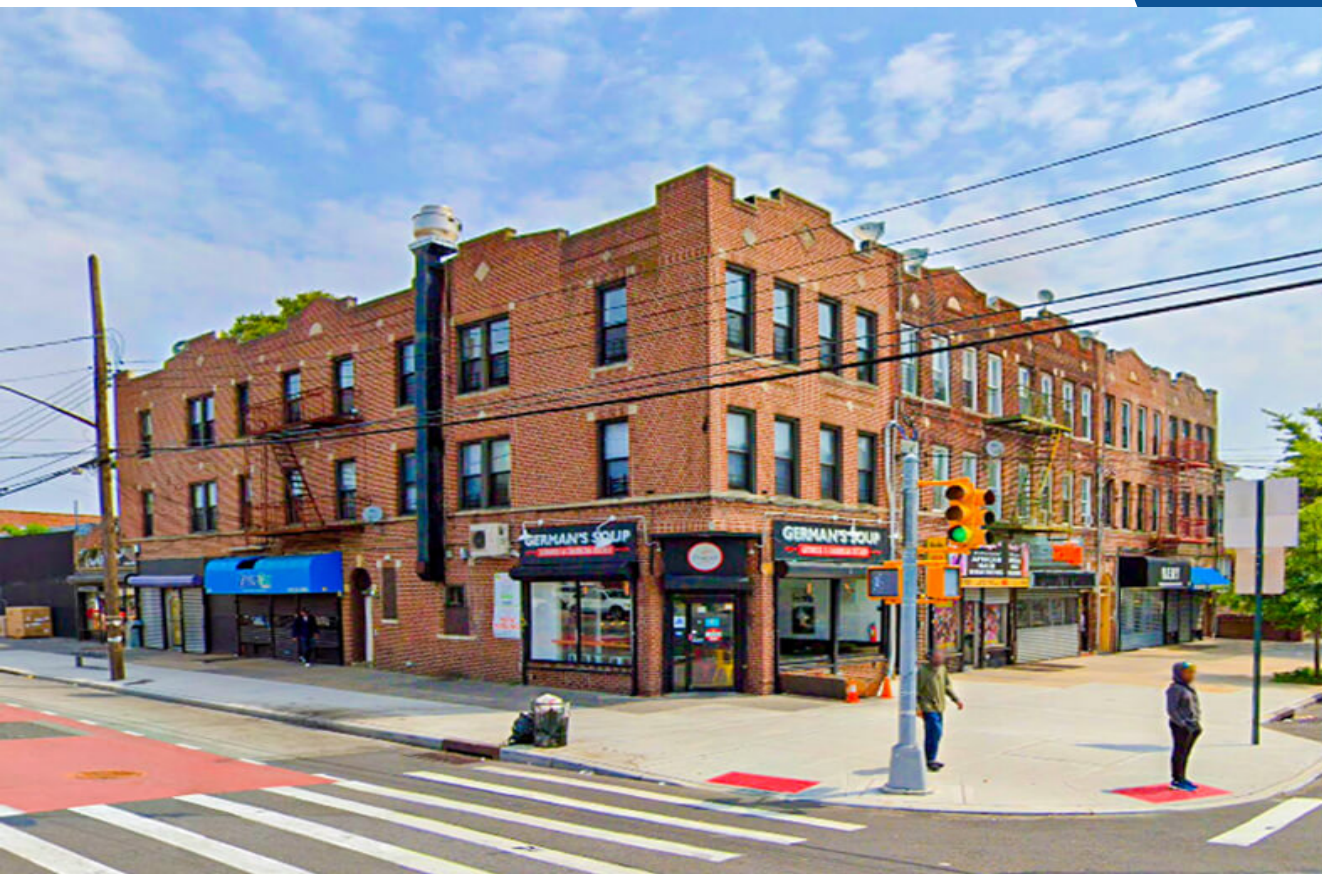
101 RICHARDSON  
STREET BROOKLYN,  
NEW YORK 11211



# 793 UTICA AVENUE BROOKLYN, NY 11203

A 5K sf corner mixed use building with four, two-bedroom free-market apartments and four commercial units. All units are fully renovated with recent residential and commercial leases in place.

**FOR SALE**



# 793 UTICA AVENUE.

BROOKLYN, NY 11203

FOR SALE

## PROPERTY TYPE

The property is a three-story mixed-use building located on the northeast corner of Utica Avenue and Linden Boulevard.

The building totals approximately 5,160 square feet and consists of four, two-bedroom free-market apartments and four commercial units. All units are fully renovated with recent residential and commercial leases in place. All commercial tenants pay their own water, electric and 25% of Real Estate taxes over the base year. Each commercial tenant is also responsible for 25% of the insurance for the building. The property benefits from ample lighting and over \$200,000 in recent capital upgrades and improvements.

## INCOME:

Residential Annual Income: \$87,300 per annum

Store Income:

Tenant #1:

Rent Current \$19,800 to \$22,200 over three years.

Tenant #2:

Rent Current \$64,800 to \$72,900 (Occupies two contiguous stores)

Tenant #3:

Rent Current \$20,400 to \$21,600 over two years

Total Commercial Income: \$108,538

## Expenses:

[The commercial tenants pay 25% of real estate taxes above the base year and share 100% of the insurance for the building normally payable by landlord and 100% of water and sewer]



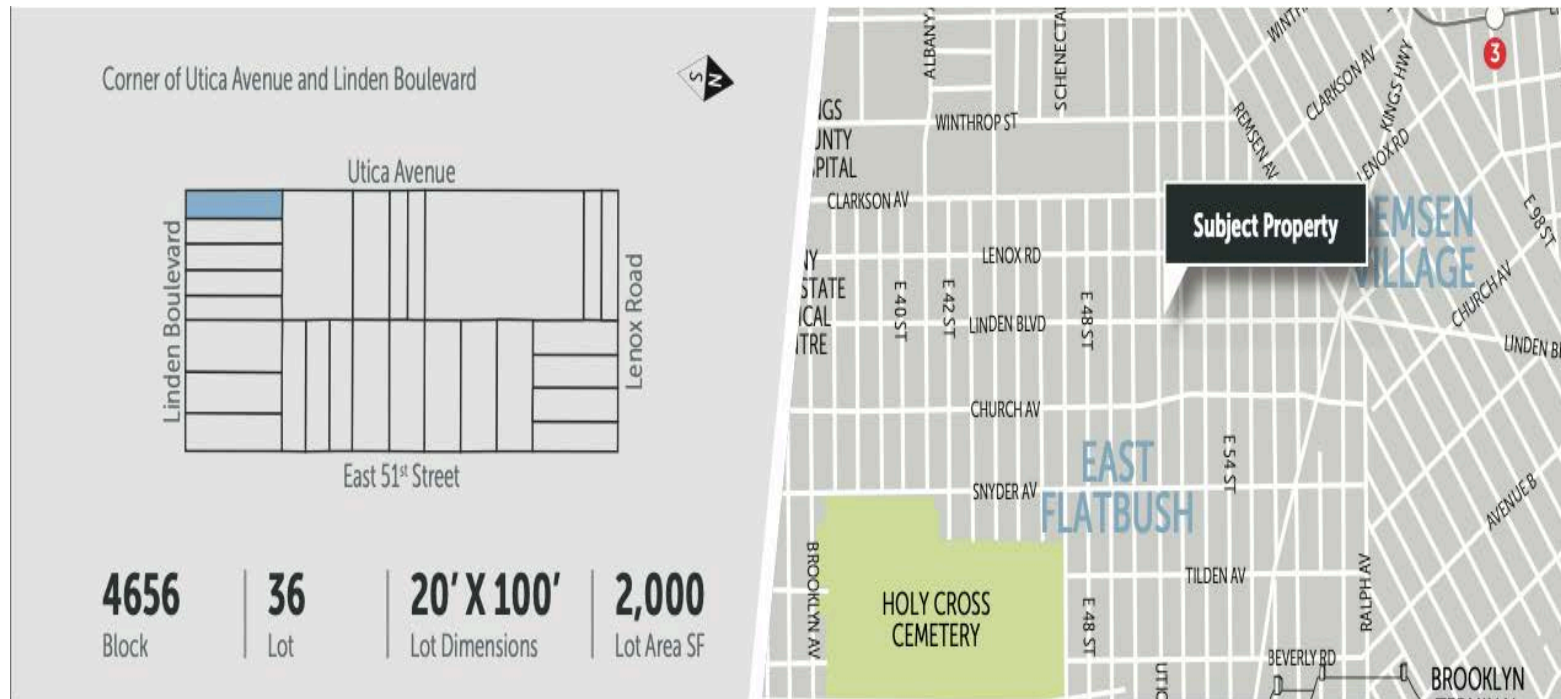
**Kalmon Dolgin**  
AFFILIATES INC.

101 Richardson  
Street  
Brooklyn, NY 11211  
718 .388.7700  
kalmondolgin.com

Real Estate Taxes \$14,500

Super \$3,000

Electric \$1,500



## FORMORE INFORMATION CONTACT:

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