

OFFICE BUILDING FOR SALE

9711 3RD AVENUE

BROOKLYN, NY 11209



COMMERCIAL
ACQUISITIONS
REALTY SERVICES

PRICE REDUCED!



SCAN OR CLICK LINK BELOW
FOR A 3-D VIRTUAL TOUR

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

PROPERTY DETAILS

LOCATION INFO

BTW 3RD AVE & 97TH ST

NEIGHBORHOOD

BAY RIDGE

BLOCK & LOT

06126-007

SIZE

10,650 SF

ZONING

R6A, C1-3, BR

LOT & BUILDING SIZE

BUILDING SIZE - 51 FT X 75 FT

LOT SIZE - 51 FT X 95.5 FT

NEIGHBORHOOD TENANTS

- FOODTOWN
- RITE AID
- CHASE
- UPS
- DUNKIN' DONUTS
- HARBOR FITNESS
- STAPLES
- NYU HOSPITAL

COMMENTS

- FULLY BUILT-OUT MEDICAL OFFICE
- ELEVATOR BUILDING
- HIGH TRAFFIC AREA
- MAJOR BRANDING OPPORTUNITY
- 51 FT FRONTAGE ON 3RD AVENUE

TRANSPORTATION

B8 **B16** **B37** **B63**

R

Walk Score
96

Transit Score
88

INCOME

FLOOR	SF	TENANTS	RENT ROLL
LOWER LEVEL	1,888 SF	PROPOSED RENT (VACANT)	\$47,200.00
GROUND FLOOR	3,755 SF	RENT (CANCER TREATMENT) LEASE EXP. 10/01/2025	\$236,356.80
SECOND FLOOR	3,689 SF	RENT (CARDIOLOGIST) LEASE EXP. 07/01/2027	\$129,780.00

TOTAL INCOME

\$413,336.80

OPERATING EXPENSES

ACCOUNTING/INSURANCE	\$18,348.00
CAM	\$30,000.00
REAL ESTATE TAXES	\$117,326.50

TOTAL OPERATING EXPENSES

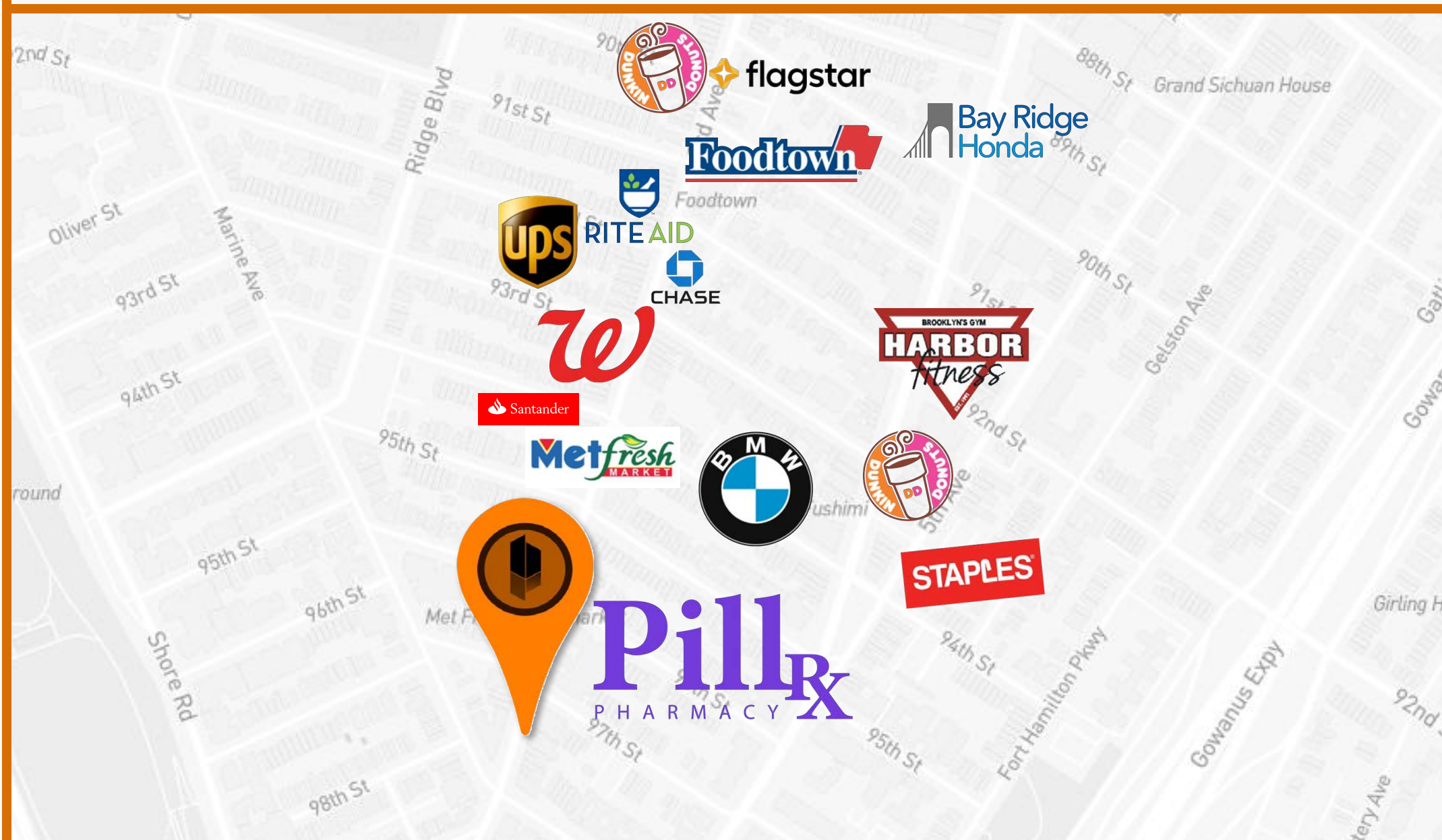
\$165,674.50

NET OPERATING INCOME

\$247,662.30

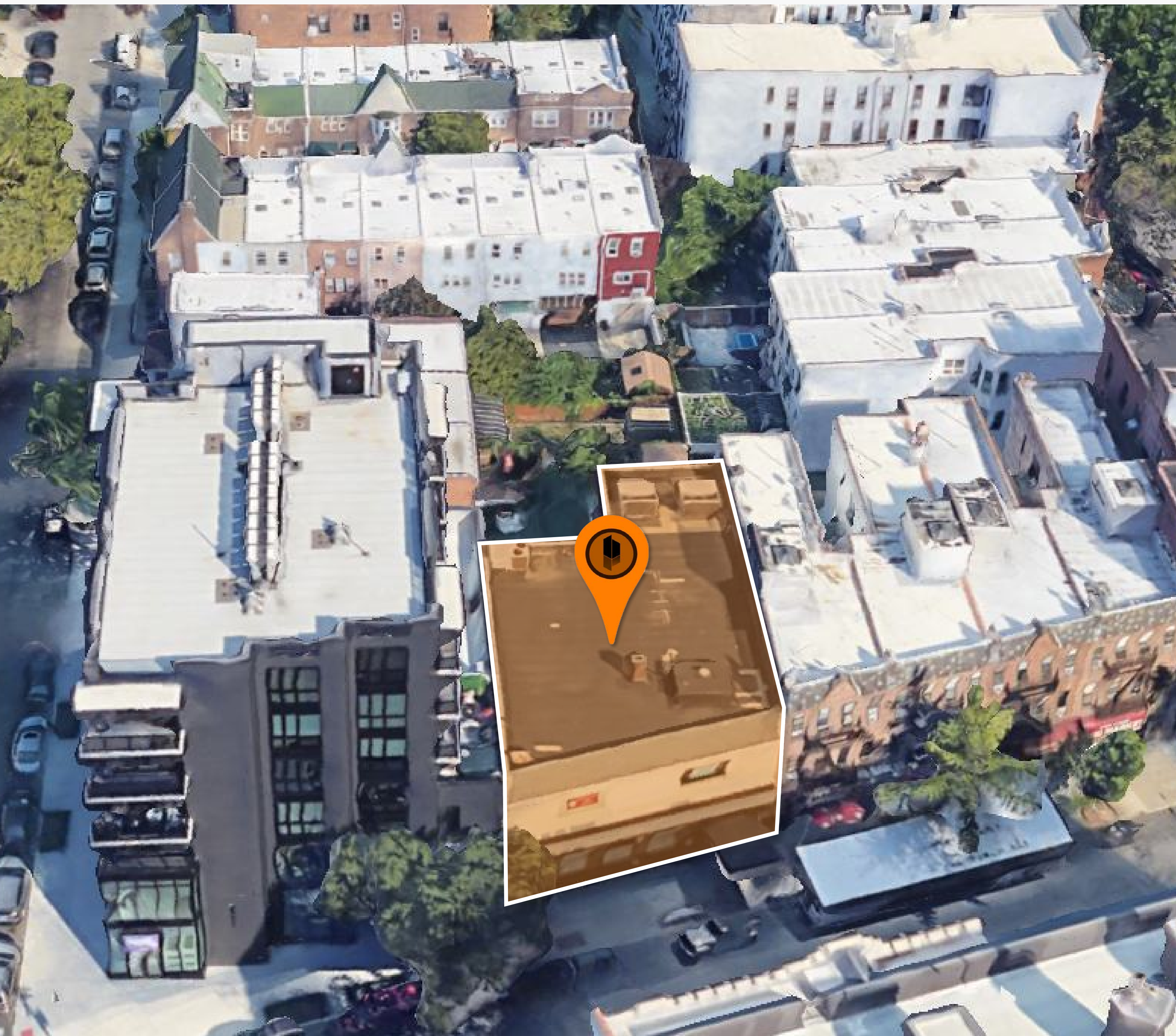
PRICE REDUCED ~~\$3,999,000.00~~ **\$3,699,000.00**

CAP RATE 6.70%



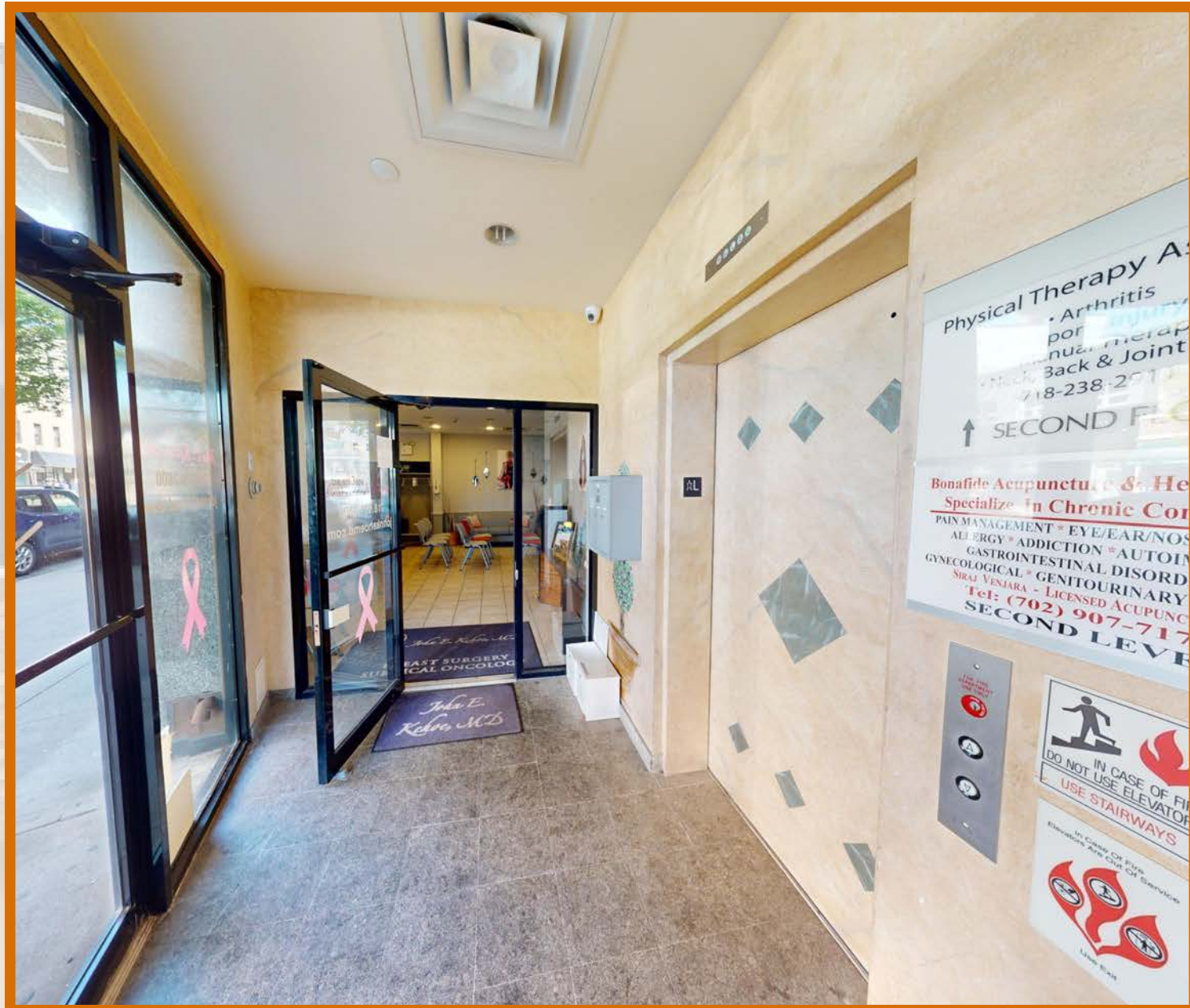
FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

9711 3RD AVENUE



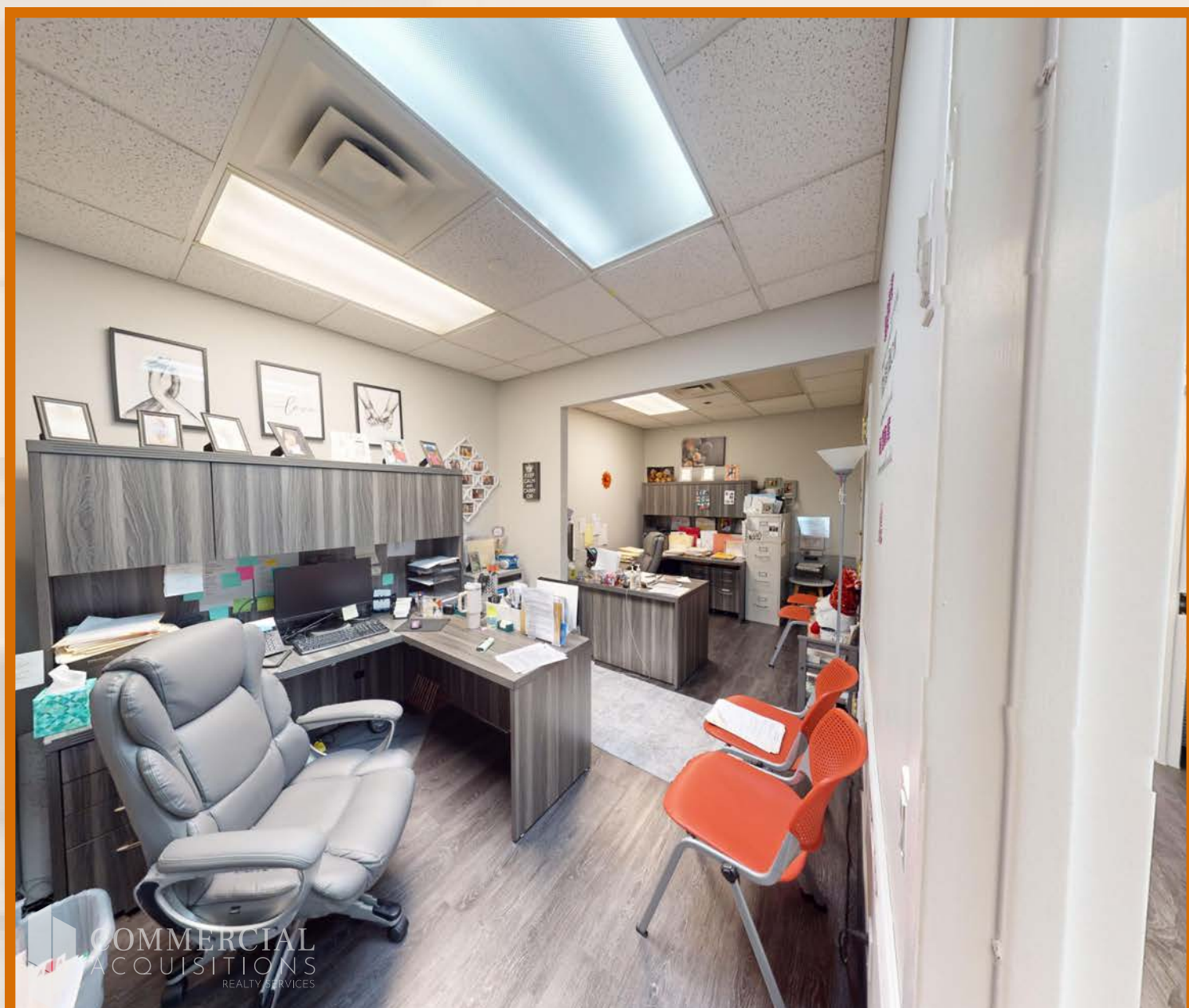
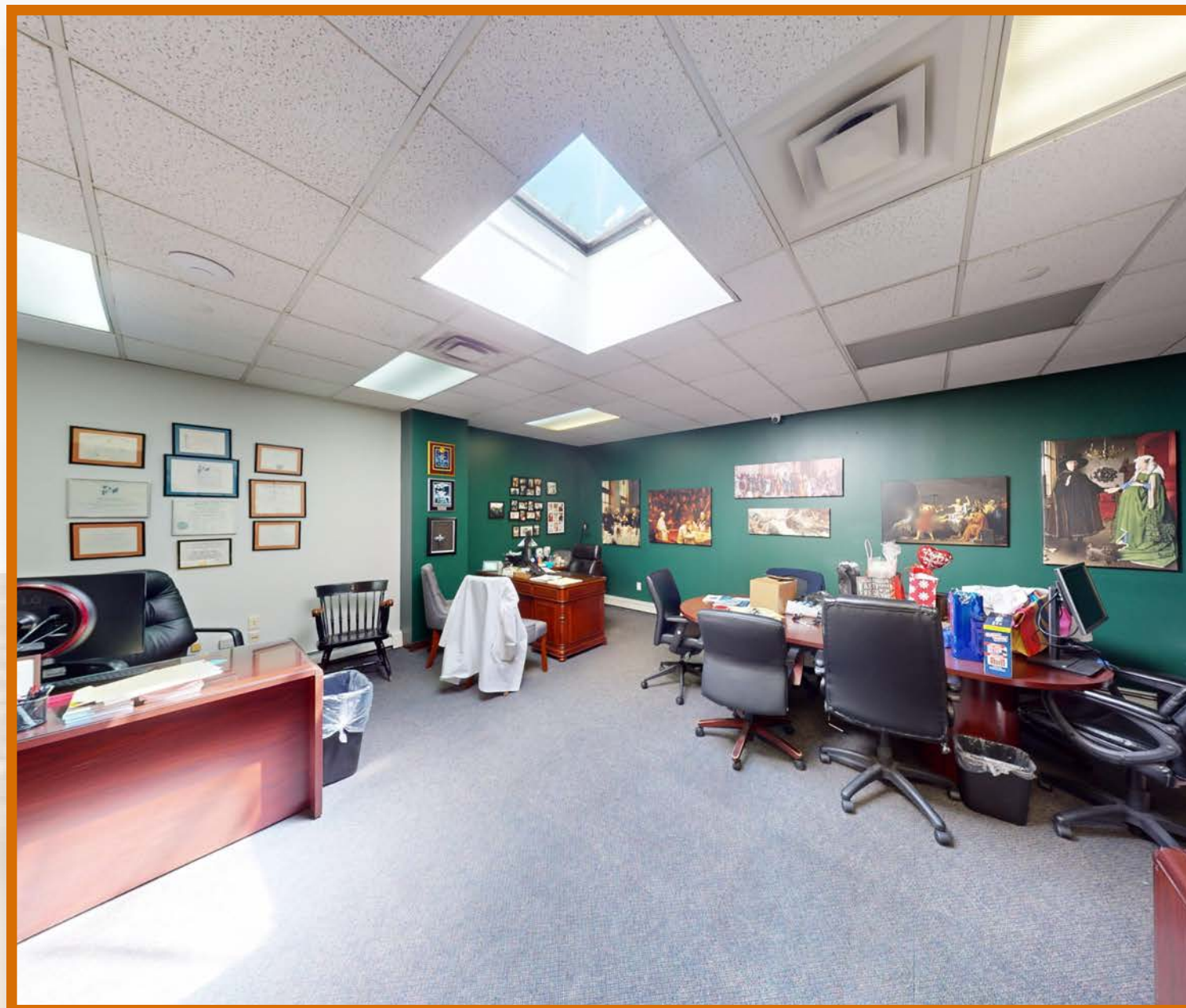
FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

9711 3RD AVENUE LOWER LEVEL



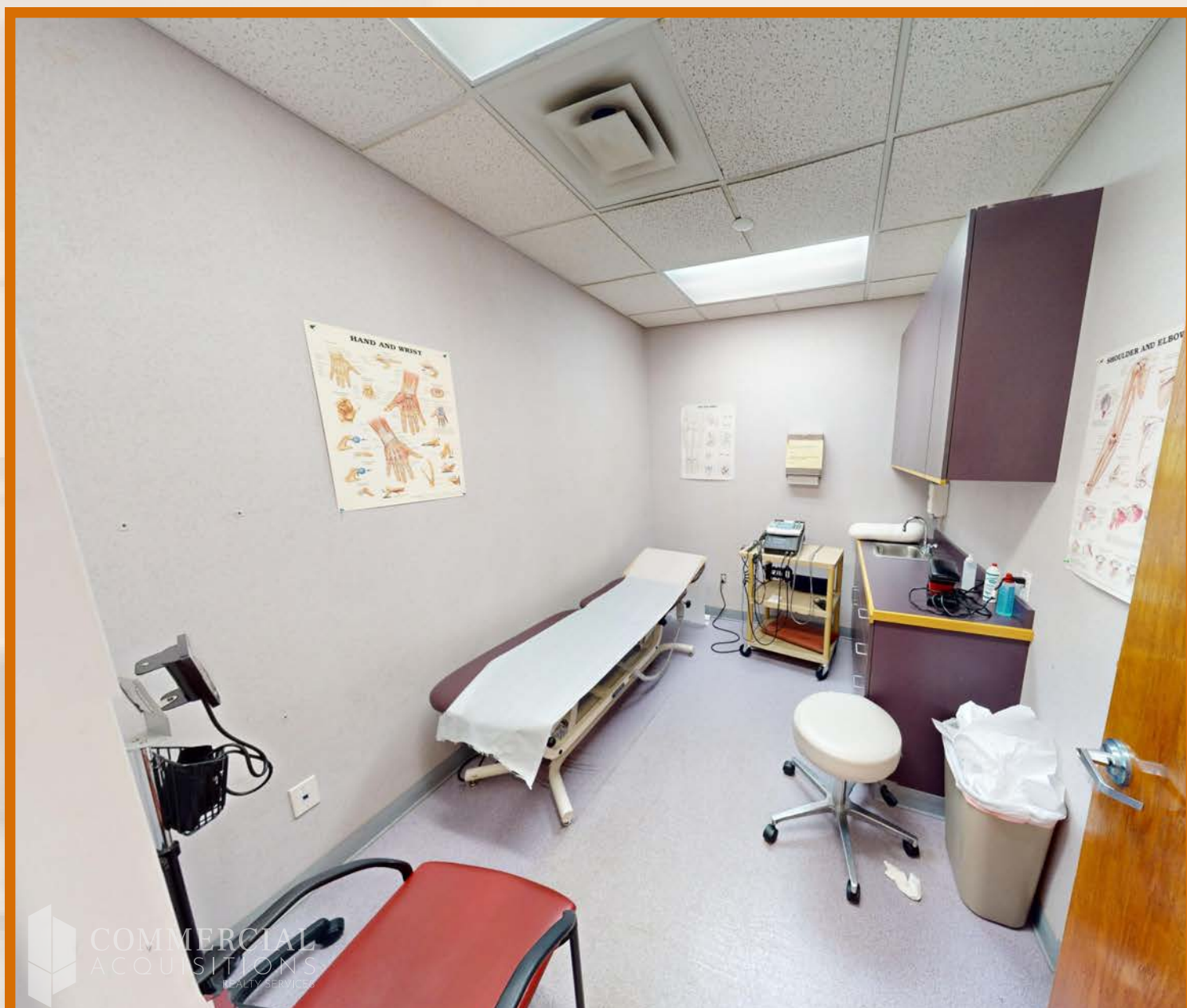
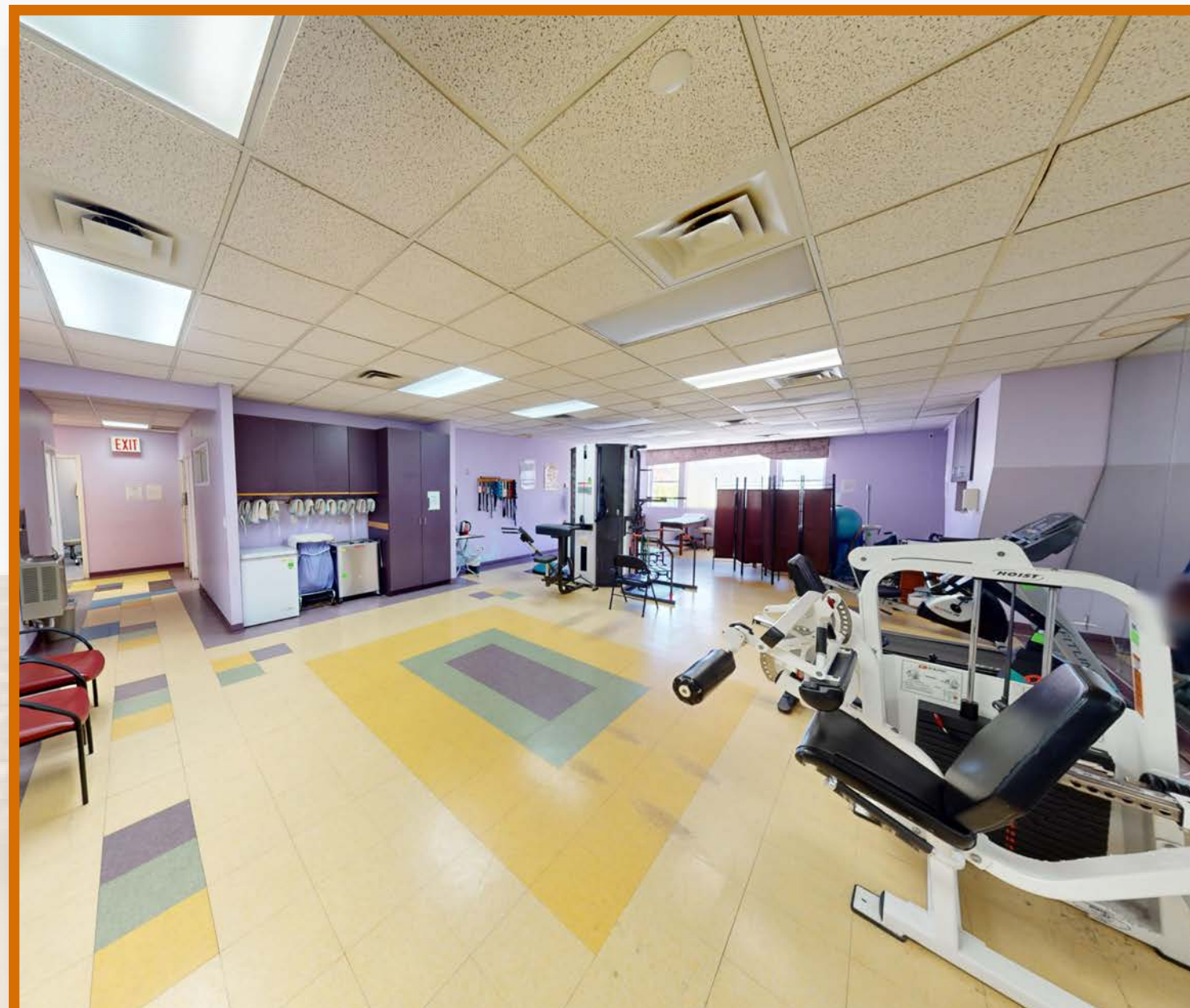
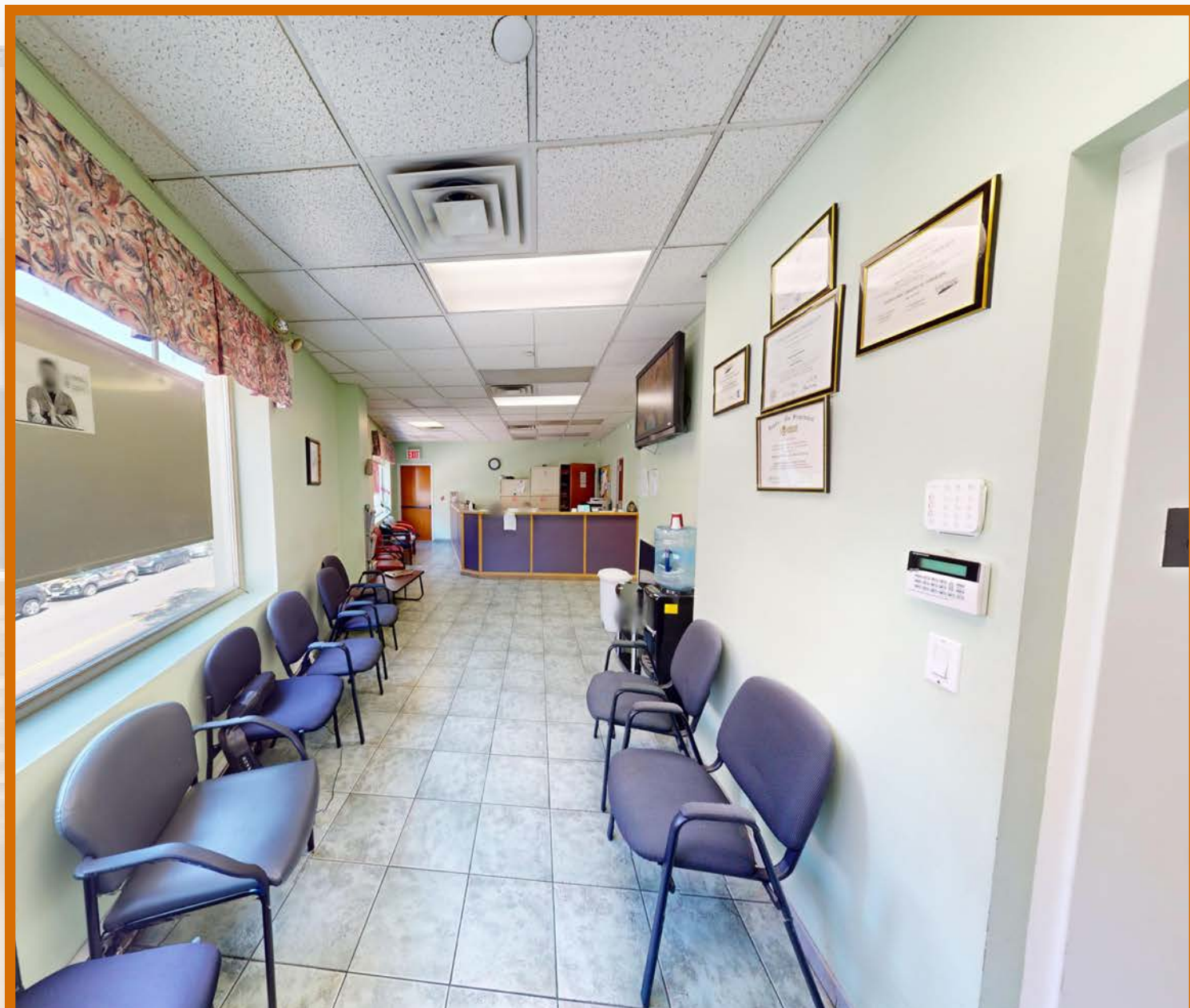
FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

9711 3RD AVENUE GROUND FLOOR



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

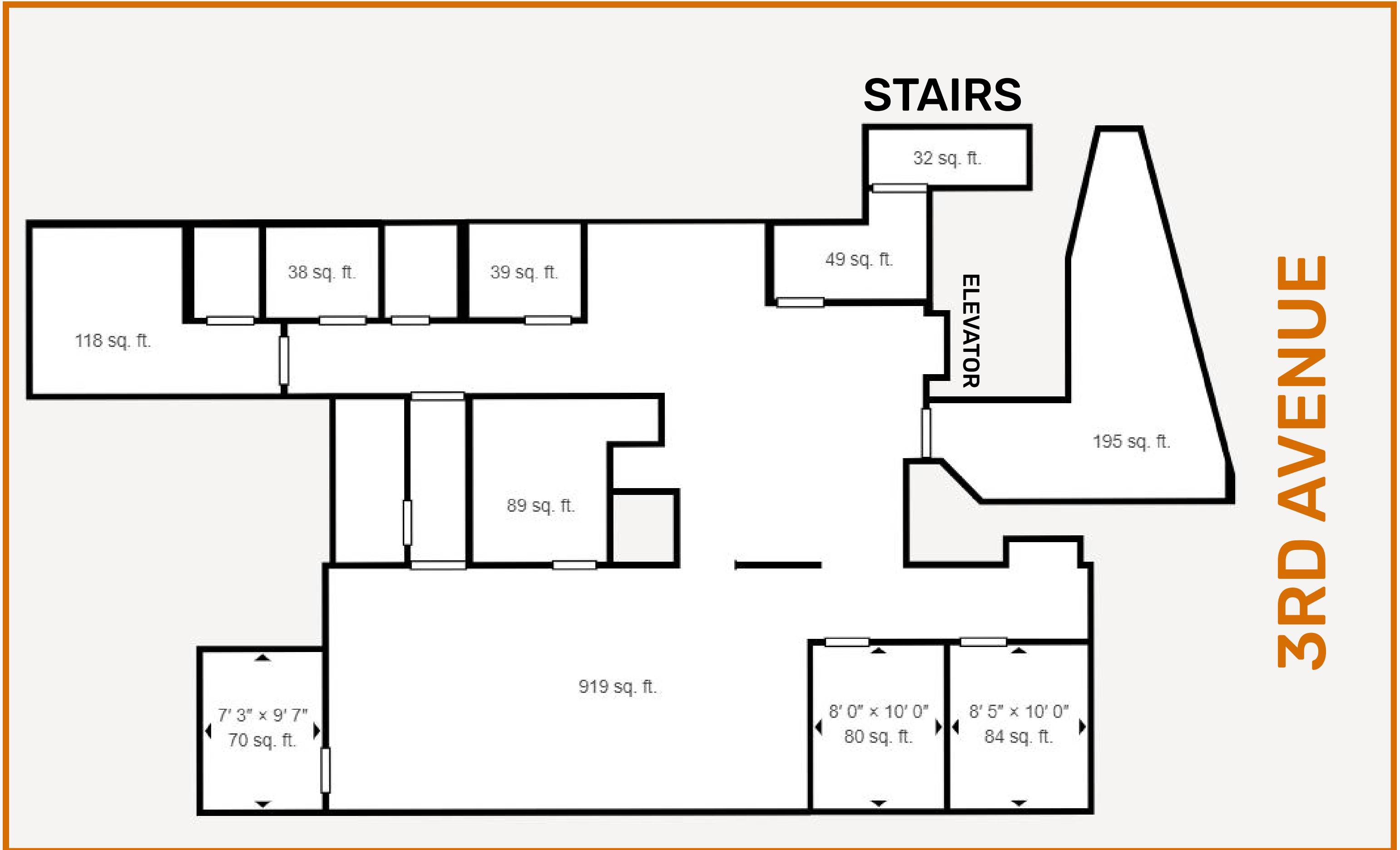
9711 3RD AVENUE SECOND FLOOR



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

9711 3RD AVENUE

LOWER LEVEL
1,888 SF

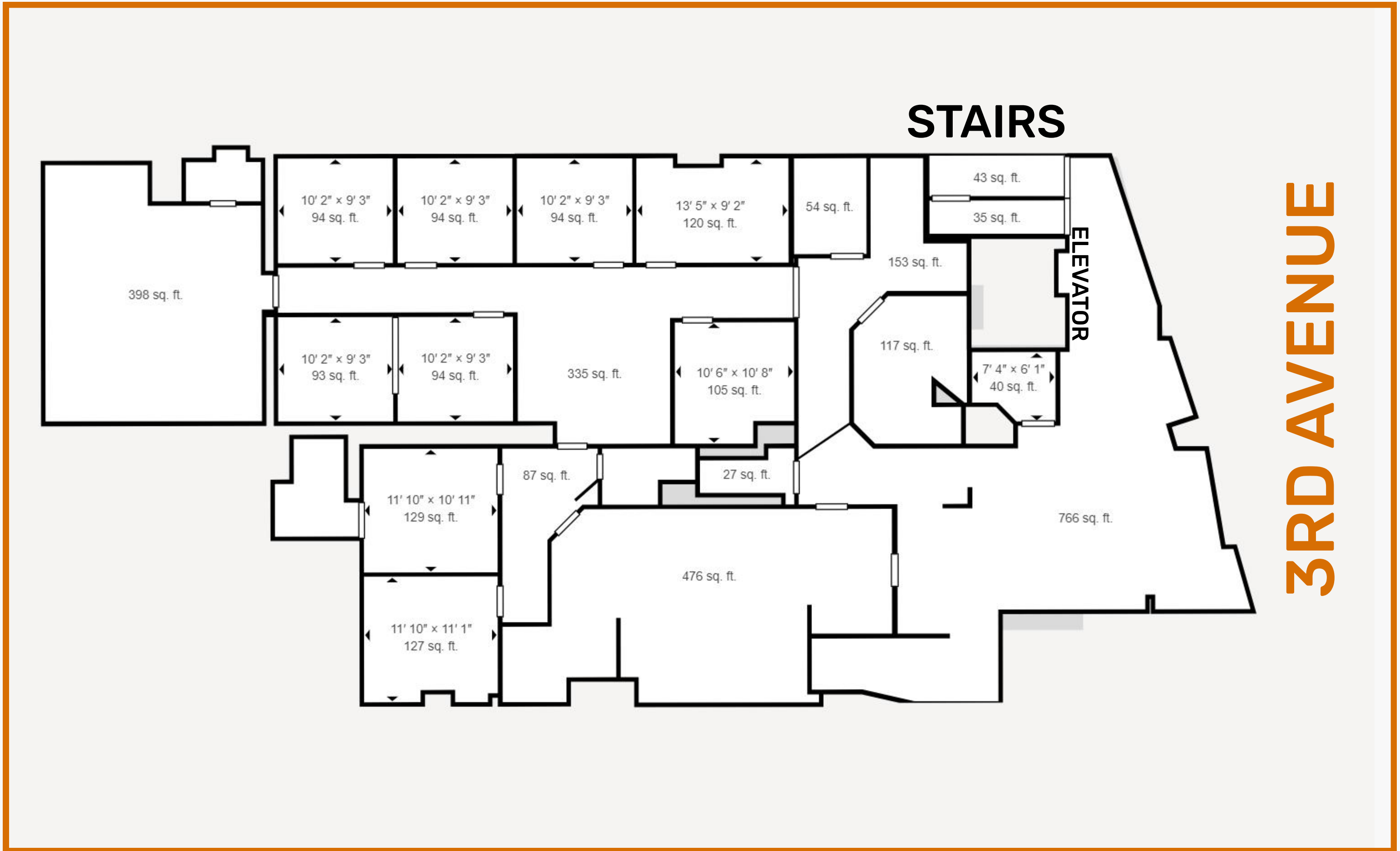


3RD AVENUE

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

9711 3RD AVENUE

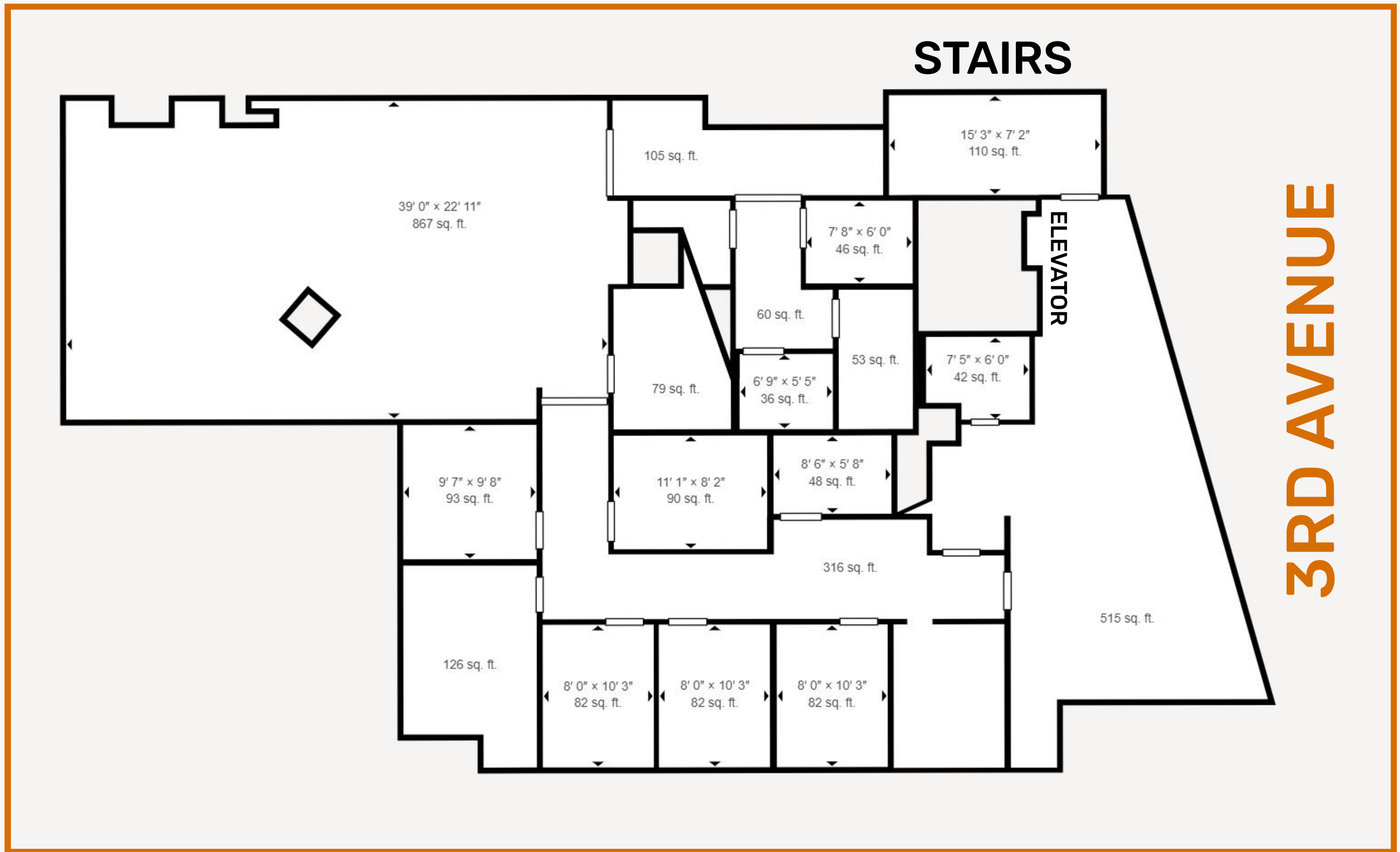
GROUND FLOOR
3,755 SF



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

9711 3RD AVENUE

SECOND FLOOR
3,689 SF




FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

9711 3RD AVENUE

Form BO (Rev. 2/2001)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn DATE: **MAR 29 2000** NO. 300737692

This certificate supersedes C.O. NO. _____ ZONING DISTRICT C1-2

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ ~~building~~ ~~newly~~ ~~located~~ at

9711-9713 3 Avenue Block 6126 Lot 7

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

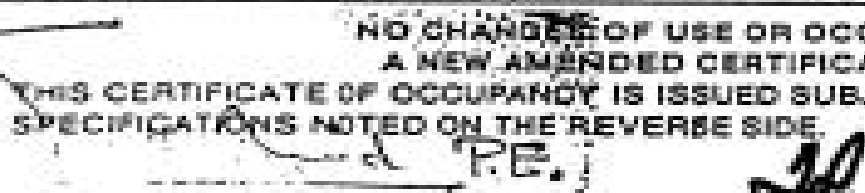
PERMISSIBLE USE AND OCCUPANCY

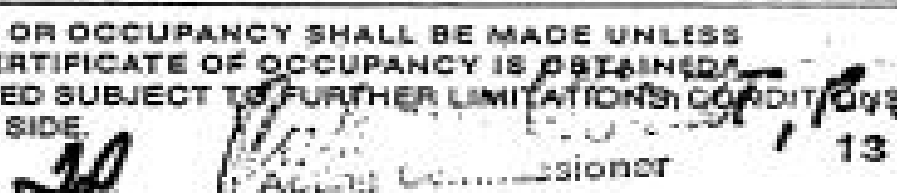
STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR OCCUPANCY UNIT	BUILDING CODE HABITABLE APPROX.	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	OG						Boiler Room, Medical Office
1st	90 &	35			6	E	Medical Offices
2nd	75	30			6	E	Medical Offices

GENERAL NOTES:
Two (2) story attached commercial medical offices

OPEN SPACE USES _____ CODE _____
(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGE OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED.
THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.


 BOROUGH SUPERINTENDENT

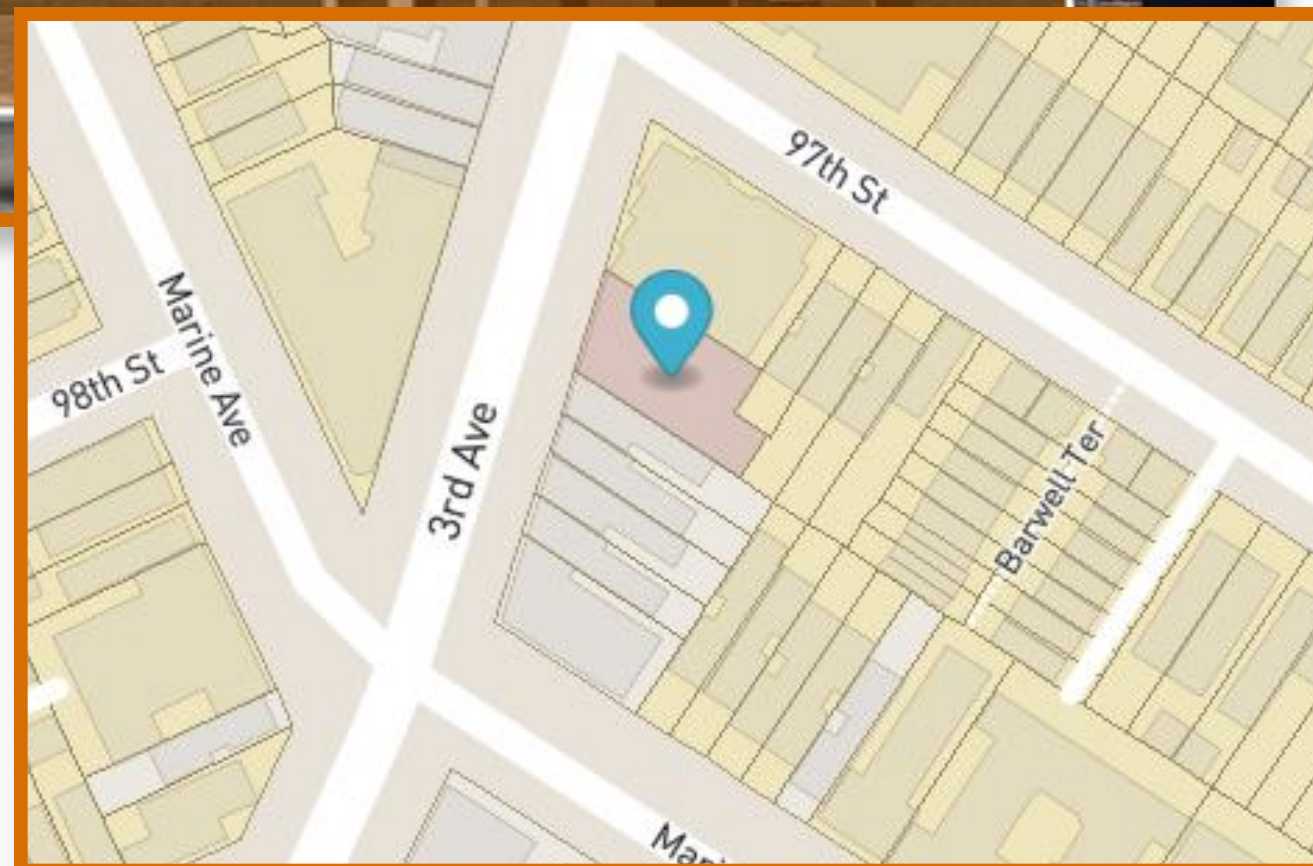
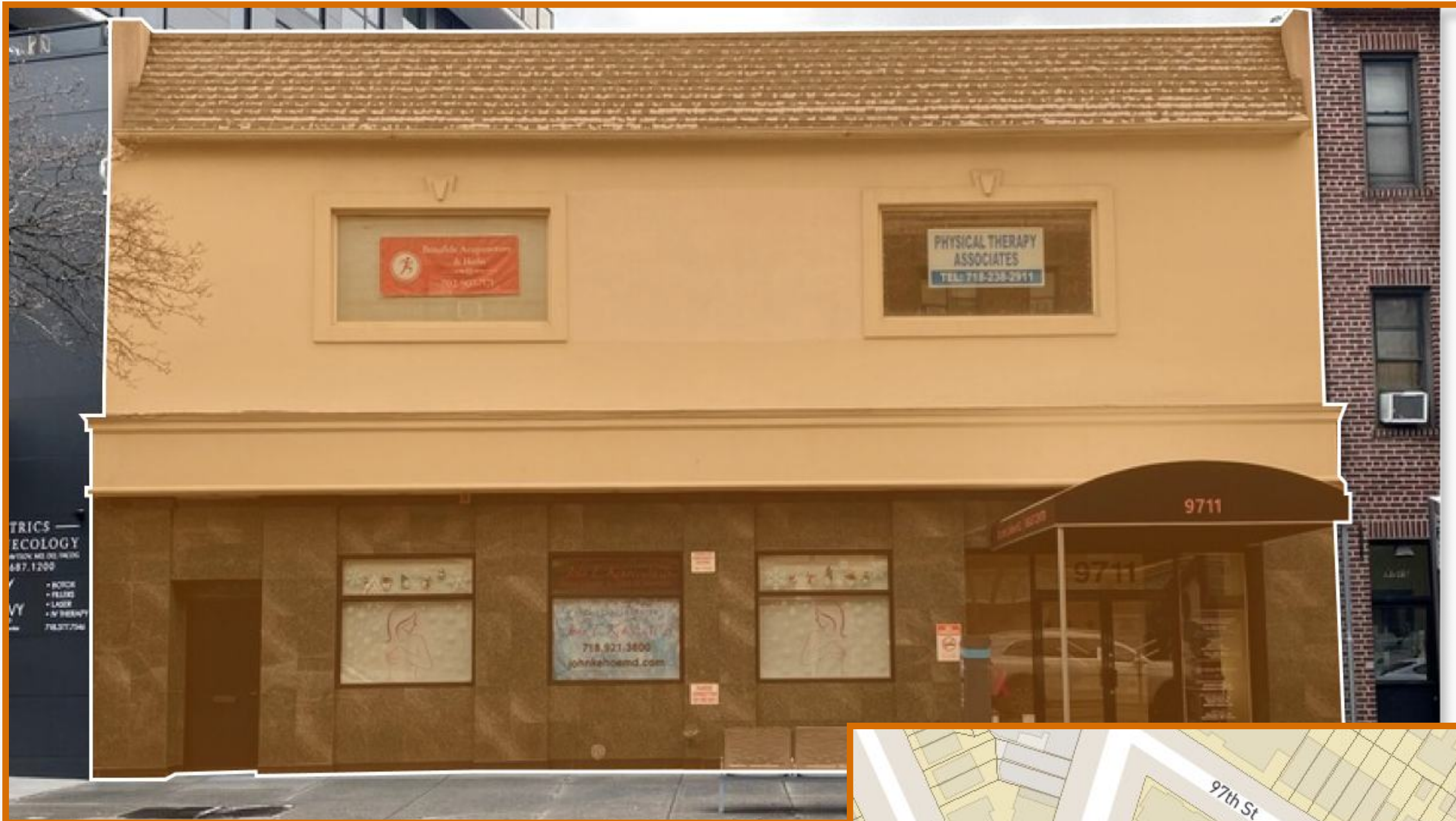

 COMMISSIONER

13



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

9711 3RD AVENUE



CONTACT EXCLUSIVE BROKER



ARSEN ATBASHYAN

CELL: 917.939.3760

ARSEN@COMMERCIALACQ.COM

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 718.517.8700 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.