387 Linden Blvd, Brooklyn, NY 11203



Two Unit Mixed-Use Building with Garage

East Flatbush

Property Information	
Address:	387 Linden Blvd
	Brooklyn, NY 11203
Neighborhood:	East Flatbush
Cross Streets:	Corner of Linden Blvd & E 35th
Block:	4856
Lots:	1
Lot Size:	19.92 ft x 109.83
Building Information	
Building Size:	16 ft x 45 ft
Building Class:	S1
Stories:	2

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Residential Units:	1	
Commercial Units:	1	
Total Units:	2	
Existing SF:	1,440	
Lot SF:	2,171	approx.
Zoning:	R5	
FAR:	1.25	
Gross BSF	2,714	
Available Air Rights:	1,274	

Assessment (15/16): \$21,990 Taxes (15/16): \$4,300

TerraCRG has been retained to exclusively represent ownership in the sale of 387 Linden Blvd in the East Flatbush neighborhood of Brooklyn.

Located on the corner of Linden Boulevard and 35th Street, the two story, ~1,440 SF building consists of one commercial unit, one residential unit and a two car garage. The commercial unit is currently occupied by a doctor's office and the second floor residential unit is a two bedroom apartment, and will be delivered vacant. The commercial lease is below market and expires in two years, which offers significant upside being just one block from SUNY Downstate Medical Center. The property has an NOI of ~ \$32,000.

The 2,5 trains are located at the Winthrop St and the Church Ave subway stations, both are just a few blocks away. Also in walking distance is the Q Train at Parkside Avenue, providing service to lower Manhattan in under 25 minutes.



Less

Net



Unit	Unit Type	Approx. NSF	Mor	nthly Rent	An	nual Rent	Rei	nt/SF	
1st Floor	Com	648	\$	2,000	\$	24,000	\$	37	-
2nd Floor	Resi	648	\$	1,500	\$	18,000	\$	28	*
Garage		2 Spots	\$	200	\$	2,400			*
		1,296	\$	3,700	\$	44,400	\$	32	

*Projected/Vacant

EXPENSES (ESTIMATED):		
Real Estate Taxes		\$ 4,300
Insurance		\$ 1,440
Heat		\$ 1,512
Electric		\$ -
Water/Sewer (actual)		\$ 958
Repairs/Maintenance	3.0%	\$ 1,332
Vacancy/Management	3.0%	\$ 1,332
Total:		\$ 10,874
Gross Annual Income:		\$ 44,400

Operating Income:	\$ 33,526	
Expenses:	\$ 10,874	
ss Annual Income:	\$ 44,400	

For more information, please contact Exclusive Marketing Team

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Asking Price \$550,000

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The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified by prospective purchasers. The value of any real estate investment is dependent upon a variety of factors, including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.