

\$5,200,000 - 4721 Church, Brooklyn

MLS® #476425

\$5,200,000

0 Bedroom, 0.00 Bathroom, 10,467 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

Flatbush Prime Corner 3 story Building

3 stores and 8 apartments. Apartments are free market rent.

Each apartment has their own heating, hot water tanks, air conditioning and are paid by tenants.

Store #1 - Corner Bakery - \$7,576. Lease Exp: 2/2030

Store #2 - Smoke Shop - \$5,409 Lease Exp: 3/2030

Store #3 - Church - \$2,784

All Stores have a 3% Increase per annum

Apartments: 2/1 Bedroom - 4/2 Bedrooms - 2/3 Bedrooms

Apt 1 - 1 Bedroom, 1 Bath \$2,484 Sec 8

Apt 2 - 1 Bedroom, 1 Bath \$2,057 Sec 8

Apt 3 - 2 Bedrooms, 1 Bath \$2,762 Sec 8

Apt 4 - 2 Bedrooms, 1 Bath \$2,762

Apt 5 - 2 Bedrooms, 1 Bath \$2,762 Sec 8

Apt 6 - 2 Bedrooms, 1 Bath \$2,762 Sec 8

Apt 7 - 3 Bedrooms, 2 Baths \$3,084

Apt 8 - 3 Bedrooms, 2 Baths \$3,220

Apartments have their own heating, hot water tanks, air conditioning and are paid by tenants.

Taxes: \$77,075. Insurance: \$9,000

Electric: \$1,500 Water: \$6,800 Repairs:

\$8,000 Payroll: \$8,000 Heat,, A/C, Gas Pd



by Tenants

Gross Income \$451,944 Net Income
\$355,063 Cap Rate 6.8

Built in 1929

Essential Information

MLS® #	476425
Price	\$5,200,000
Bathrooms	0.00
Square Footage	10,467
Year Built	1929
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	4721 Church
Area	East Flatbush
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11203

Interior

Interior	Hardwood, Other
Interior Features	Fire - Smoke Alarm
Heating	Hot Water, Other
# of Stories	3
Has Basement	Yes
Basement	Full, Other

Exterior

Exterior	Brick
Exterior Features	Other
Lot Description	40x92
Roof	Flat

Construction	Brick
Foundation	Other, Poured Concrete

Additional Information

Date Listed	August 24th, 2023
Days on Market	677
Zoning	R5
Tax	\$77,000

Listing courtesy of Century 21 Mizrahi Realty

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