

\$3,300,000 - 268 Bay Ridge, Brooklyn

MLS® #493753

\$3,300,000

0 Bedroom, 0.00 Bathroom, 6,362 sqft

Commercial

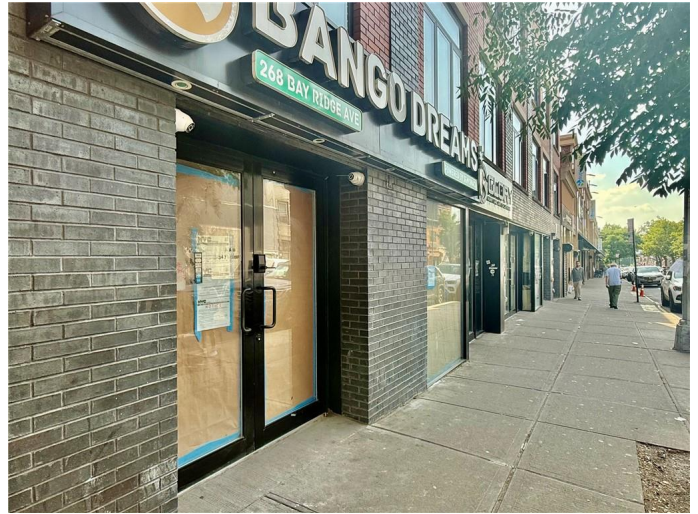
N/A, Brooklyn, New York

Investor's Delight!!! Introducing the new construction units with two commercial stores, one community facility plus ten indoor parking spots for sale as a package deal in Bay Ridge. Store #S1 which is 2970 sqft and is current leased as a Tae Kwon Do school which is paying \$5,227 monthly, common charge of \$959.68 and property tax \$7,347.44. Store # S2 which is 2,292 sqft and is a bakery, it pays \$3,500 with 3% yearly increase, common charge \$751 and property tax \$5,761 yearly. Store #CF which is 1200 sqft, it is renting as a storage, it pays \$2,060, common charge \$289 and property tax \$771 yearly. Triple net leases for store # S1, S2 and #CF. The seller is collecting \$3,360 from ten indoor parking spots, pays \$743 yearly for common charges for ten parking spot and property insurance premium of \$3,050 only. Total yearly expenses for the seller is \$4,103 ONLY. The building is generating net yearly income of \$164,291 which is 5% cap rate. The seller is willing to offer owner's financing with 35% and up as the down payment. Start making income as soon as you close the deal.

Built in 2015

Essential Information

MLS® #	493753
Price	\$3,300,000
Bathrooms	0.00



Square Footage	6,362
Year Built	2015
Type	Commercial
Sub-Type	Commercial
Status	Active

Community Information

Address	268 Bay Ridge
Area	Bay Ridge
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11220

Amenities

Utilities	None
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Interior

Interior	Ceramic
Interior Features	Elevator â€“ Freight, Restrooms - Staff
Heating	Hot Air
Has Basement	Yes
Basement	Full

Exterior

Exterior	Brick
Exterior Features	Doors - 10 ft and under
Lot Description	69 X 130
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2025
Days on Market	84
Zoning	C1-4
Tax	\$14,623

Listing courtesy of Exit Realty Professionals

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