

\$1,899,888 - 7222 3rd Avenue, Brooklyn

MLS® #2401138

\$1,899,888

Bedroom, Bathroom, 7,200 sqft
Commercial Sale on 0.05 Acres

N/A, Brooklyn, NY

SELLER IS LOOKING FOR OFFERS!

Welcome to 7222 3rd avenue on residential side and 279 73 street for the commercial space rental. 279 73rd street is currently a doctor's office. Month to Month lease. Rent was reduced during Covid 19 now it is \$3,000. Office size is 20x35, it has 3 exam rooms, a bathroom, and a separate office. DO NOT DISTURB THE TENANT. There are 7 total residential apartments on the 7222 3rd avenue side, 4 back of the building apartments are 2 Bedrooms and 3 front of the building apartments are 3 Bedrooms. All units have one full bathroom. DHCR for years 2018-2022 is available by request. All apartment kitchens were updated in the past 5-7 years. 3 Skylights on the RUBBER roof. One skylight was installed just last year. All utilities are in the basement. 3 NEW hot water heaters: 2 for the building and 1 for the commercial office. The building has a super. He is responsible for garbage, sweeping inside the hallways and other light cleaning. The boiler is only 5 years old. All apartments are rent stabilized. Rent roll: 1- 1,531 2- 1,628 3- 1,558 4- 1,350 unsigned 5- 1,071 6- 1,764 7- 1,550 8- Commercial space \$3,000, month to month lease. Annual Expenses for 2022: Gas: \$6,701.40 Electric bills for common area: \$623 Insurance: \$7,810 Water and Sewer: \$9,347.05 RE Tax: \$33,021.20 Gross Rent Roll: \$161,424 Total Expenses: \$ 57,502.65 2023 Profit and Expenses: Rent in: \$162,768 1- \$1,531 2- \$1,700 3- \$1,558 4- \$1,350



(Super, discounted rent) 5- \$1,071 6- \$1,819
7- \$1,535 8- \$3,000 (dental office) Gas\$
10,084 Electric \$546 Insurance: \$11,076
Taxes: \$33,493 Water and Sewer: \$10,173

Built in 1930

Essential Information

MLS® #	2401138
Price	\$1,899,888
Square Footage	7,200
Acres	0.05
Year Built	1930
Type	Commercial Sale
Sub-Type	Commercial
Status	Closed

Community Information

Address	7222 3rd Avenue
Area	Bay Ridge
Subdivision	N/A
City	Brooklyn
County	Kings
State	NY
Zip Code	11209

Interior

Heating	Steam, Natural Gas
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Exterior

Exterior	Brick
Construction	Brick

Additional Information

Date Listed	March 3rd, 2024
Days on Market	605
Zoning	R6-B

Listing Details

Listing Office

KMS Realty Group, Inc.

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