



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE**



**1797 FLATBUSH AVENUE**

**BROOKLYN, NY 11210**

**3,300 Sq. Ft.  
Fully Renovated  
Mixed-Use  
Property**

On Prime Flatbush Avenue

Type  
**Mixed-Use**



SQUARE FOOT

**3,300<sub>SF</sub>**



ZONING

**R5, C2-2**



PARCEL ID

**7618**

BLOCK



**29**

LOT

PRICE

**Upon Request**

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

# Property Overview

## Features

- **Lot Size:** 1,920 Sq. Ft.
- **Lot Dimensions:** 20' x 96'
- **Building Size:** 3,300 Sq. Ft.
- **Building Dimensions:** 20' x 55'
- **Ground Floor:**  
1,100 Sq. Ft. Retail  
600 Sq. Ft. Extension
- **2nd Floor:** 1,100 Sq. Ft.
  - 3 Bedrooms
  - 2 Bathrooms
- **3rd Floor:** 1,100 Sq. Ft.
  - 3 Bedrooms
  - 2 Bathrooms
- Fully Functional 10' Basement
- Fully Renovated in 2020

**NOI:** \$147,675

## FINANCIAL INFORMATION

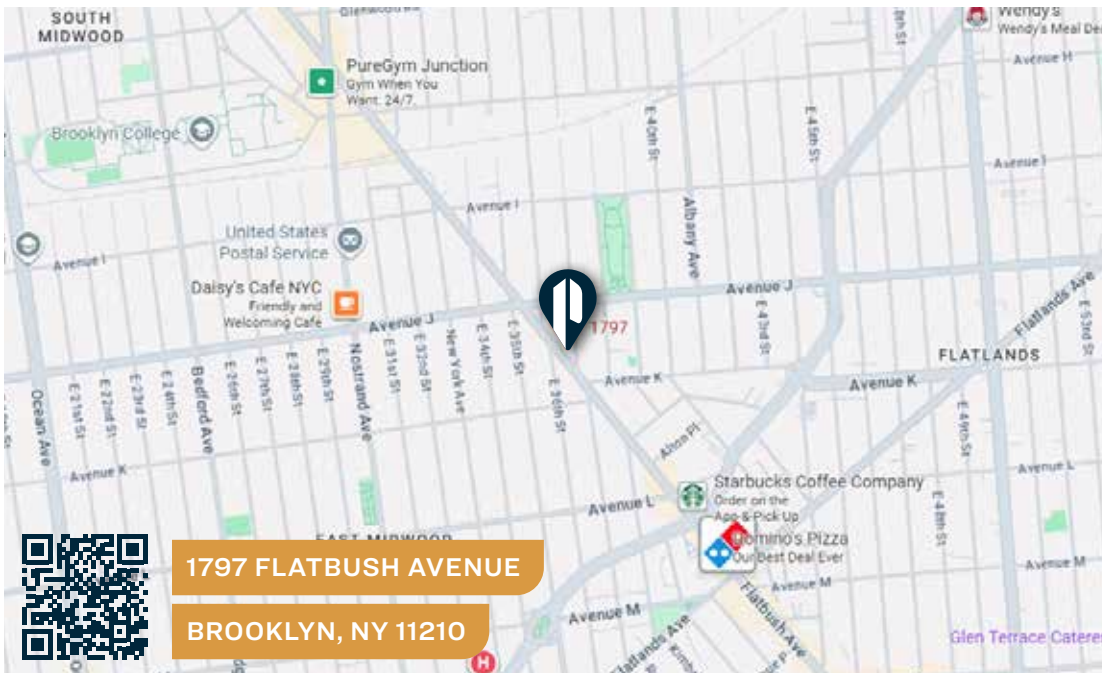
### MONTHLY INCOME

LEASE EXPIRATION

|                                      |                        |         |
|--------------------------------------|------------------------|---------|
| RETAIL                               | \$5,850                | 11/2026 |
| RESIDENTIAL 1ST FLOOR                | \$2,900                |         |
| RESIDENTIAL 2ND FLOOR                | \$2,900                |         |
| GROUND FLOOR—600 SQ. FT. VACANT      | \$0                    |         |
| BASEMENT (USABLE FOR STORAGE) VACANT | (POTENTIAL)<br>\$2,200 |         |
| <b>TOTAL ANNUAL INCOME</b>           | <b>\$166,200</b>       |         |

### EXPENSES

|                   |                 |
|-------------------|-----------------|
| REAL ESTATE TAXES | \$9,525         |
| INSURANCE         | \$6,000         |
| MAINTAENANCE      | \$3,000         |
| <b>TOTAL</b>      | <b>\$18,525</b> |



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## TRANSPORTATION

- 2 5** FLATBUSH AVE/  
BROOKLYN  
COLLEGE
- KINGS HIGHWAY  
BELT PARKWAY  
LINDEN BLVD
- B41:**  
FLATBUSH AVE/  
BROOKLYN AVE  
**BM1: AVE K/  
E 38 ST**



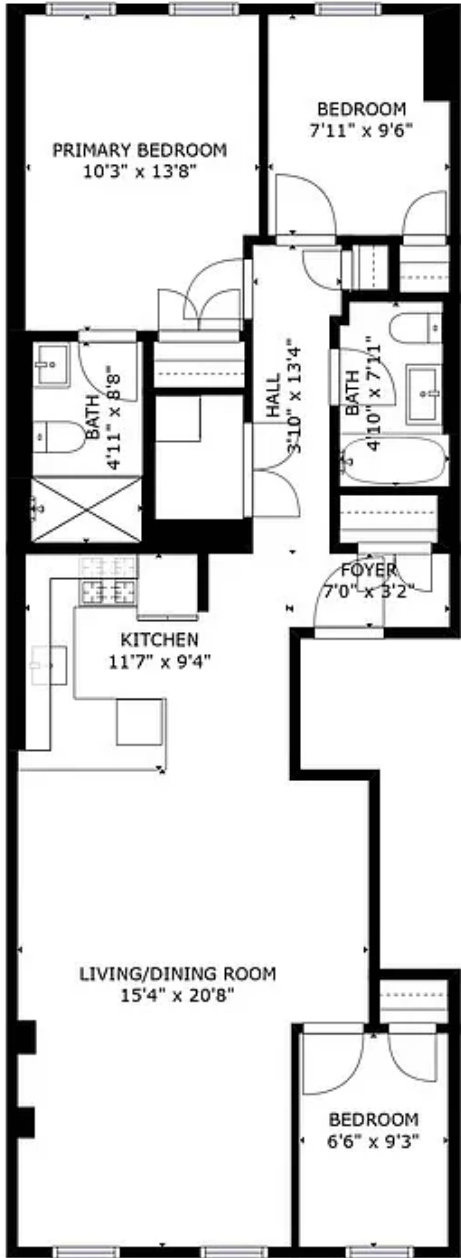
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FLOOR PLAN

PICTURES

SECOND FLOOR



LIVING/DINING ROOM



KITCHEN

PICTURES



PRIMARY BEDROOM



BEDROOM



BATHROOM



BEDROOM



**PINNACLE  
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FOR MORE INFORMATION ABOUT THIS  
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