

# 117-119 Atlantic Avenue



brick real estate

## Prime Retail Condo For Sale \$3M

Brooklyn Heights



Located on the busy corner of Atlantic Avenue and Henry Street in Prime Brooklyn Heights, these three unique retail condominiums are an ideal opportunity for an owner-user or an investor.

With almost 90 feet of wrap around frontage, this highly visible space is suited for national or local tenants. There is the opportunity to lease the entire space or rent as three separate storefronts. The space is a fabulous 2000 sf. all combined. There is a small storage hatch in the basement (15' x 10') of 117 Atlantic. Steps away from train, Citi bike, bus, and ferry access. Close proximity to Brooklyn Bridge Park, the promenade and waterfront. Can be delivered occupied or vacant.



**Asking \$3,000,000**

Avi Adiv, Broker

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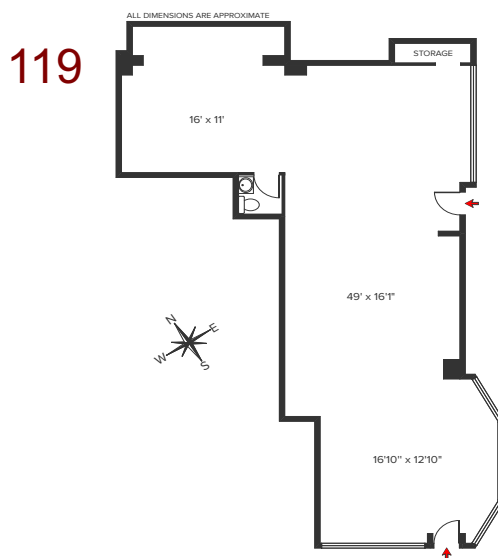
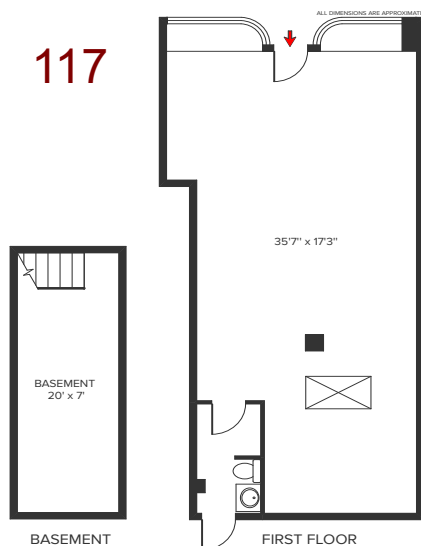
347-645-1333

# 117-119 Atlantic Avenue

## Prime Retail Space For Lease



Brooklyn Heights



117 Atlantic Avenue

119 Atlantic Avenue



117 - 119 Atlantic Ave	Performa Rents	Annual Rents
Space One	\$3,500	\$42,000
Space Two	\$8,000	\$96,000
Space Three	\$7,000	\$84,000
	\$18,500	\$222,000
Expenses	Monthly Expenses	Annual Expenses
Common Charges	\$815.00	\$9,780.00
Taxes	\$1,167.00	\$14,004.00
Insurance	\$500.00	\$6,000.00
		\$29,784.00
Net Rents	\$192,216.00	
Cap Rate	6%	

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Broker

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**Brick Real Estate**

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