

EXCLUSIVE LISTING

619 E 17th Street | Brooklyn, NY 11226



RODRIGUEZ COMMERCIAL REALTY



Block & Lot

5217 / 0041

Lot Dimension

40' x 100'

Zoning

R6A

FAR

3.00

Buildable SF

12,000

Rodriguez Commercial Realty (RCR) is pleased to present 619 E 17th Street (Block: 05217 Lot: 0041) located between Newkirk and Foster Avenue, in the Ditmas Park section of Brooklyn, NY. Sitting on a 40 foot by 100 foot lot, the property is built 32.5 feet by 63 feet totaling 6,142 sq ft and is zoned R6A allowing for a total 12,000 buildable sq ft.

The property is a short walk from B & Q subway lines, offering quick and easy access to Manhattan, it's also surrounded by Victorian homes on tree lined blocks. A highly desirable neighborhood that has seen substantial rental growth over the years, along with new condo development in the area occurring at a rapid pace. The increased demand is resulting in new benchmarks for lease rates and property values, making Ditmas Park an attractive area for the foreseeable future.

Investment Highlights

- Built 32.5' x 68' on a 40' x 100' lot
- Located Near the Q Subway Line
- Strong and Stable Rental Market
- Limited Supply of Condo & Rental Development
- Zoning R6A
- FAR 3.00
- Buildable SF 12,000 Sq Ft
- 4 out of 6 units delivered vacant

Note: Adjacent Building 615 E 17th St redeveloped into a 16 unit building (Originally identical building to 619 E 17th St)

OFFERING PRICE

\$2,300,000

PRICE PER BUILDABLE

\$191

ERIK RODRIGUEZ
President

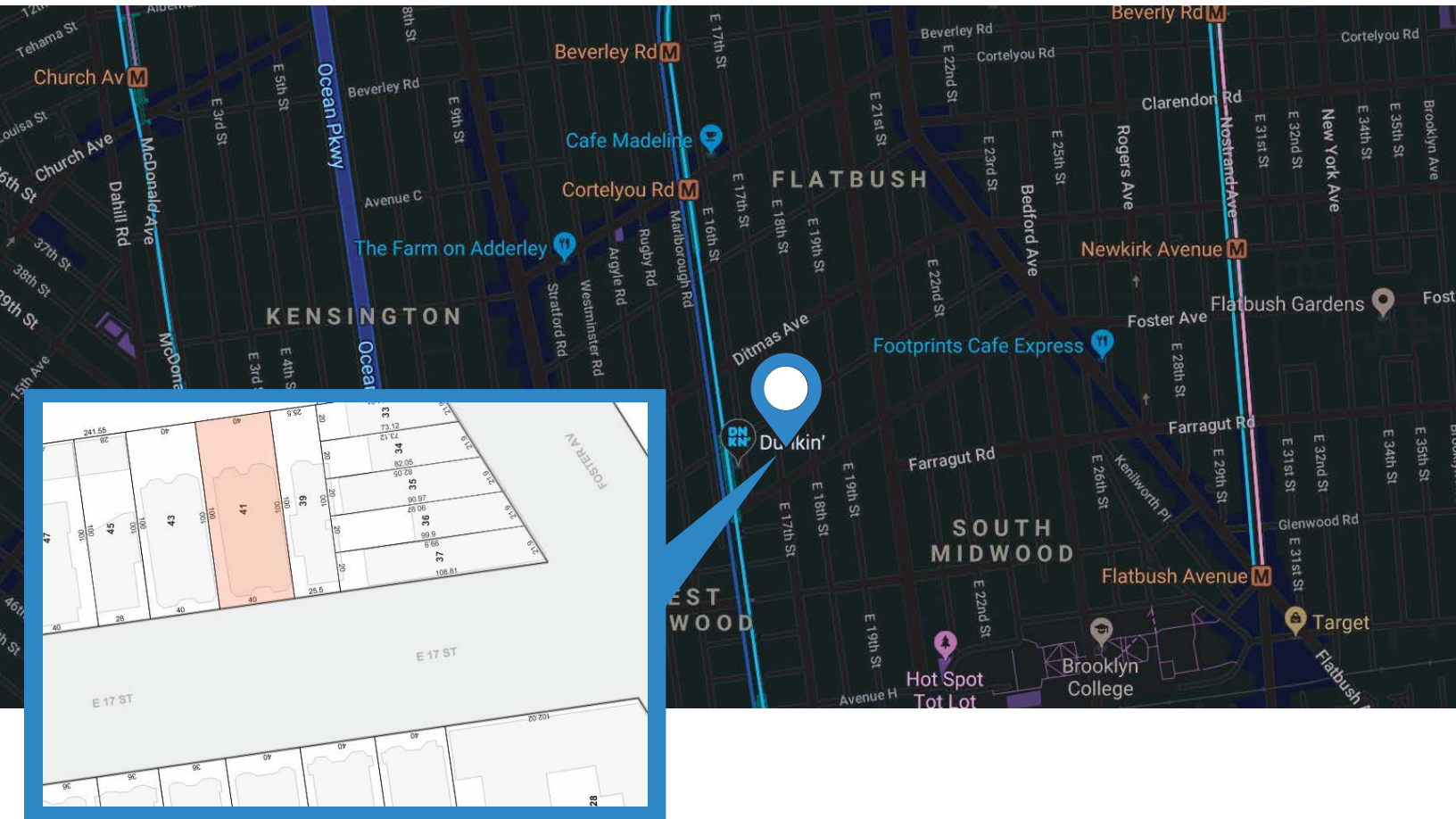
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RENT ROLL	Unit	Size	Collected Rent	Notes
	1L / 1N	3 Bedroom	\$1,500	Legal \$1,900
	1R / 1S	3 Bedroom	\$1,324	Legal \$1,304
	2L / 2N	3 Bedroom		Vacant
	2R / 2S	3 Bedroom		Owner Occupied / Vacant
	3L / 3N	3 Bedroom		Owner Occupied / Vacant
	3R / 3S	3 Bedroom		Vacant
	Monthly:		\$2,824	
	Annual:		\$33,888	

Property Taxes:
\$17,406

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