



CORNER MIXED-USE INVESTMENT CROWN HEIGHTS 631 FRANKLIN AVE

Location:	631 Franklin Ave
Block_Lot:	1211_0001
Floors:	Three
Units (Residential):	Two
Commercial:	One
Garages:	Three
Lot SF:	1,600
Lot Dimensions:	20' x 80'
Building Dimensions:	20' x 45'
Gross Building SF:	2,700
Zoning:	R7A
FAR:	4.0
RE. Taxes (24/25):	\$12,802



OFFERING PRICE: \$2,100,000

Bellmarc Realty Group has been retained to exclusively represent ownership in the sale of 631 Franklin Ave. Welcome to 631 Franklin Ave, a distinguished corner property nestled in the dynamic Crown Heights neighborhood of Brooklyn. This impressive investment opportunity spans three stories plus a basement, featuring a first-level commercial space and two upper rental apartments, complemented by three garages. Strategically positioned at the intersection of Crown Heights and Prospect Heights, this brick beauty offers versatility and potential for both investors and owner-occupiers. The ground floor boasts a prominent commercial area with excellent visibility, ideal for attracting foot traffic and enhancing business prospects. Above, two well-appointed apartments promise comfortable living spaces for tenants seeking the quintessential Brooklyn experience. Spread across a generous 20' x 80' lot with R7A zoning, this property also presents an additional 3,000 square feet of buildable air rights. This significant potential allows for future expansion, making it a standout opportunity in Brooklyn's competitive real estate market. The full basement with high ceilings offers ample storage or workshop space, catering to a variety of needs and enhancing the property's utility. Beyond its physical attributes, 631 Franklin Ave enjoys a prime location near bustling dining and retail hubs along Franklin, Flatbush, Washington, and Vanderbilt Avenues. Residents and tenants benefit from seamless access to transportation with nearby train and bus services, ensuring effortless connectivity throughout the city. The property is being offered subject to the existing tenancy on the first and second floors, with the top-floor apartment available for immediate occupancy, this property offers a balanced blend of stability and flexibility for prospective buyers. Don't let this exceptional opportunity pass you by. Discover the potential of 631 Franklin Ave today and envision the possibilities of owning a strategic corner property in one of Brooklyn's most vibrant neighborhoods. To schedule a viewing contact Gamal Hasan at Bellmarc Realty Group - 718.768.4500 / gh@Bellmarc.com.

For Further Information, Please Contact:
Gamal Hasan
Bellmarc Realty Group
718-768-4500 x11
www.Bellmarc.com



**CORNER MIXED-USE INVESTMENT
CROWN HEIGHTS
631 FRANKLIN AVE**

REVENUE

Unit	Lease	Total Rooms	Bedrooms	Proj. Monthly Rent	Proj. Annual Rent
Store	M to M			\$ 6,500.00	\$ 78,000
1	M to M	6	3	\$ 5,000.00	\$ 60,000
2	Vacant	6	3	\$ 5,000.00	\$ 60,000
Gar #1	Vacant			\$ 500.00	\$ 6,000
Gar #2	Vacant			\$ 500.00	\$ 6,000
Gar #3	Vacant			\$ 500.00	\$ 6,000

Total Gross				\$ 18,000	\$ 216,000
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REVENUE:

Gross Annual Income:	\$ 216,000
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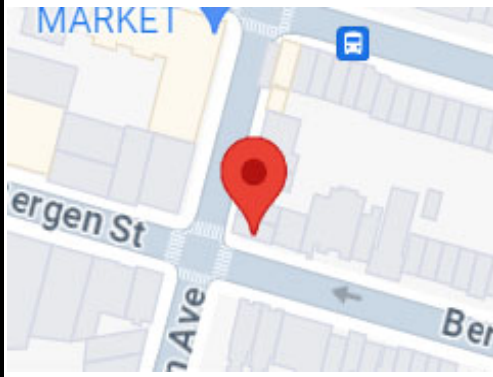
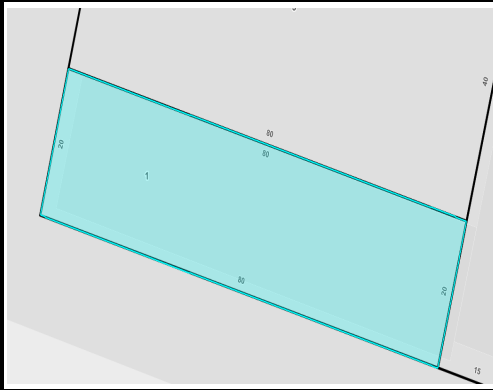
EXPENSES:

Real Estate Taxes:	\$ 12,802
Insurance:	\$ 4,500
Heat / Gas:	\$ 4,000
Electric:	\$ 600
Water / Sewer:	\$ 3,000
Repairs / Maint:	3% \$ 6,480
Misc Expenses	\$ 1,000
Total:	\$ 32,382

Gross Annual Income:	\$ 216,000
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Less Expenses:	\$ 32,382
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NOI:	\$ 183,618
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**For More Information
Please Contact
Exclusive Agent:**

**Gamal Hasan
Licensed Real Estate Broker**

T: 718.768.4500

M: 917.204.7315

gh@Bellmarc.com

718.768.4500

**Asking Price:
\$2,100,000**

Bellmarc Realty Group | Licensed Real Estate Brokers

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The information provided herein has either been given to us by the owner of the property or was obtained from sources We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets, and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyers and tenants should carefully verify each item of information herein.