

SALE

6-UNIT BUILDING FOR SALE IN BAY RIDGE

413 68th Street Brooklyn, NY 11220



PROPERTY DESCRIPTION

Investment Opportunity: This all-brick, 6-family building in the highly desired Bay Ridge neighborhood presents a promising investment prospect. Comprising 5 two-bedroom apartments and 1 one-bedroom apartment, with the potential for one apartment to be delivered vacant at closing, the well-maintained property features a full basement. The large building, with dimensions at 20 x 90, offers spacious living arrangements, enhancing the appeal, situated on a generous lot size of 20 x 115.

The neighborhood's charm is further complemented by nearby parks, including Owl's Head Park, that offer numerous opportunities for outdoor and recreational activities. Conveniently located, the property is easily accessible to the Belt Parkway, Brooklyn Queens Expressway, and Verrazano Bridge. With diverse dining options, shopping centers, grocery stores, and transportation hubs in close proximity, everything you need is within reach. The classic charm blended with modern comforts makes this property an attractive investment opportunity in one of Bay Ridge's most vibrant neighborhoods.

PROPERTY HIGHLIGHTS

- Prime Location in Bay Ridge
- All-Brick Semi-Detached Building
- 6-Family Property
- Building Size: 5,400 Sq. Ft.

OFFERING SUMMARY

Sale Price:	\$1,499,000
Number of Units:	6
Lot Size:	2,293 SF
Building Size:	5,400 SF
NOI:	\$87,584.00
Cap Rate:	5.84%
Zoning:	R5B

Joseph Giordano
917 650 2647



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INVESTMENT OVERVIEW

Price	\$1,499,000
Gross Income	\$124,584
Operating Expenses	\$37,000
Net Operating Income	\$87,584
CAP Rate	5.84%

EXPENSE SUMMARY

Property Taxes	\$22,000
Electric	\$1,000
Heating Gas	\$5,600
Insurance	\$5,200
Water / Sewer	\$3,200

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SUITE	BEDROOMS	BATHROOMS	RENT
Apt 1 F	1	1	\$1,611
Apt 2	2	1	\$1,502
Apt 3. Owner	2	1	\$2,600
Apt 4	2	1	\$1,729
Apt 5	2	1	\$1,463
Apt 6	2	1	\$1,477
TOTALS			\$10,382

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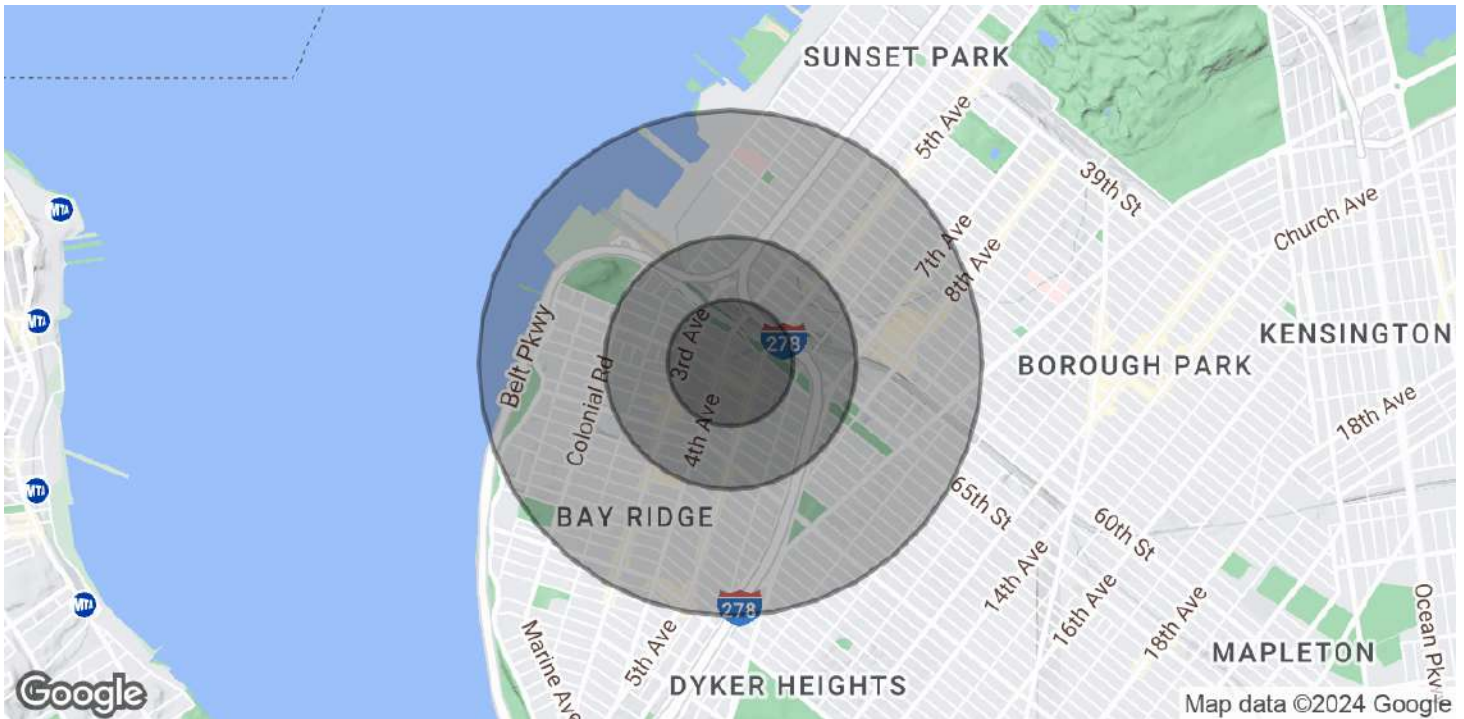


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	10,465	38,317	124,468
Average Age	37.3	38.5	38
Average Age (Male)	36.4	38.4	37.7
Average Age (Female)	39.8	39.2	38.4

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	4,177	15,736	46,407
# of Persons per HH	2.5	2.4	2.7
Average HH Income	\$81,284	\$82,685	\$81,653
Average House Value	\$801,955	\$857,802	\$862,177

* Demographic data derived from 2020 ACS - US Census

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JOSEPH GIORDANO

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PROFESSIONAL BACKGROUND

Joseph Giordano began his highly-successful real estate career in 1986 and joined Coldwell Banker Reliable Residential & Commercial in 2012. Thereafter, in five short years, Joseph managed to become one of the top agents at his firm. With more than three decades of experience as a professional in the real estate industry, Joseph offers his clients a wealth of unparalleled knowledge and strategies to successfully execute a broad range of residential, investment and commercial real estate sales. Joseph specializes in residential & commercial real estate deals including the sale and lease of multi-family properties, vacant land, development sites, investment properties, luxury properties, single family, and condos. He has repeatedly raised the bar in providing exemplary customer service to his clients by making himself readily available at all times to resolve any and all of his client needs related to the real estate process. As a confident entrepreneur and businessman for more than 30 years, Joseph Giordano has acquired the necessary skills to negotiate and close the most complex and difficult deals. Understanding the importance of showcasing properties, Joseph offers his clients the full advantage of benefits and resources Coldwell Banker Reliable has to offer. In particular, he uses Coldwell Banker's huge national network and advanced marketing strategies and tools to further the interests of his clients by exposing his clients' properties to a wide range of potential buyers that the property would not otherwise be exposed to. Ultimately, Joseph knows how to get things done. He represents his clients with honesty, integrity and with the utmost diligence. Buying and selling your property is a complex process. Meet with Joseph today to learn more on how to professionally market your property to get the best deal possible. Joseph will readily organize a team of professionals that will get you to the closing table immediately. In the meantime, Joseph's services will include detailed progress reports on the status of the sale of your property. He is motivated in gaining a friend with every real estate transaction and be your personal agent for life! Give him a call to get a proper evaluation of your property.

Joseph's Awards

Top Producer Coldwell Banker Reliable 2017-2023 International President's Elite Award

Real Trends 2022 America's Best Realtor Ranked Top 1.49% of more than 1.6 Million licensed Realtors

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