

**1168 WILLMOHR ST  
BROOKLYN, NY 11212**



# PRIME CORNER MIXED-USE BUILDING 6 FAMILY+STORE

**Exclusive Presented By**

**Li (Barbie) Li**

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1168 WILLMOHR ST, BROOKLYN, NY 11212  
FOR SALE



### Building Info

Building Class	S5
Building Description	Six Family With Store
Floors	3
Building Dimensions	25' X 85'
Year of Previous Alterations	2016
Total Square Footage	6,375
Residential Units	6
Commercial Unit	1
Basement	Full

**The subject property is located in the historic Brownsville neighborhood of Brooklyn. Only blocks away from 2,3,4 train, LIRR, and easy access to Linden Blvd. The Mixed-use building consists of (1) commercial unit and (6) apartments, fully leased, and the entire building was renovated in 2016.**

### Lot Info

Lot Dimensions	25' X 100'
Lot Area	2,500
Lot Type	Corner



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## Financial Information

Unit	Rent/Mo.	Rent/Yr.
1 FL-STORE	\$2,830	\$33,960
1 FL-2B1B	\$1,600	\$19,200
1 FL-2B1B	\$1,650	\$19,800
2 FL-3B2B	\$2,100	\$25,200
2 FL-3B2B	\$1,900	\$22,800
3 FL-3B2B	\$2,100	\$25,200
3 FL-3B2B	\$1,900	\$22,800
<b>Total</b>	<b>\$14,080</b>	<b>\$168,960</b>

Income	
Rental Income	\$168,960
Expense	
R.E. Tax	\$15,122
Water	\$8,500
Electricity(Hallway)	\$500
Gas	\$5000
Insurance	\$3,800
Maintenance Fee	\$3,600
Total Expense	\$36,522
<b>NOI</b>	<b>\$132,438</b>





**1168 WILLMOHR ST,  
BROOKLYN, NY 11212  
OFFERING AT \$2,380,000**

## FULLY LEASED 6 FAMILY + 1 STORE

- Mixed-use investment brick building in an up and coming Brownsville Neighborhood.
- Located on the corner of Willmoehr Street and E 98 Street, just 2 blocks from the Saratoga Avenue Station on the [2,3,4] train.
- Newly renovated in 2016, New boiler/roof/window
- 8 Electric meter, 1 Boiler. Tenants pay their electric bill
- Commercial lease 6 year left, expired in 2025

*For More Information, Please contact exclusive listing agent:*

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