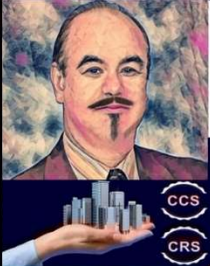


FANTASTIC BROOKLYN INVESTMENT

7 family and 3 stores

1422 Flatbush Ave,
Brooklyn, NY.,

SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com

917-806-7040



CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

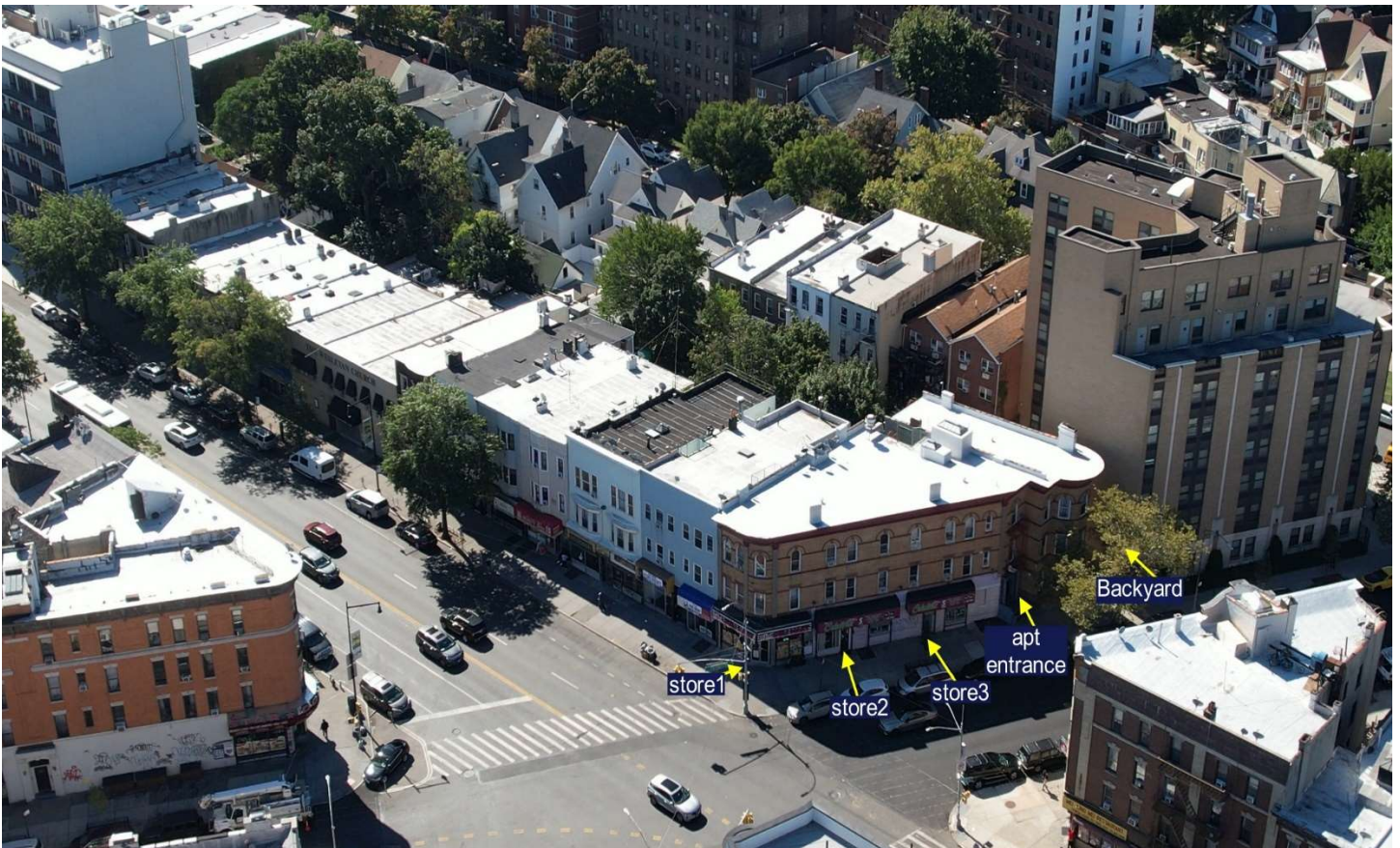
71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

FEATURING:

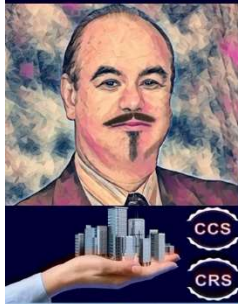
- * All Renovated within the past 7 years
- * 11,300 Sq.Ft. building Size (excluding bsmt)
- * 4,450 Sq.Ft. Corner Lot Size
- * High Income and potential for much more
- * Seven 3 BR apts 1,150 SF average each
- * 3 modern stores 2,200 SF total
- * Tremendous Tri-Street visibility
- * 3,000 SF bsmt can be utilized for extra \$\$\$
- * 6,500 Sq.Ft. of Air Rights are available
- * 20+ security cameras in Bldg & Street
- * Only 2.5 blocks to Nostrand Ave #2 & #5 train
- * Only 3 blocks to Brooklyn College
- * Makes a Great 1031 Exchange Investment

VIDEO: <https://youtu.be/L6AfF-KChgQ> (Highlight and right click to open)

Price: \$2,349,000 (6.4 Cap) See financials on page 3



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate
Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com

917-806-7040



CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION
Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

OVERVIEW

Address

Primary address	1422 Flatbush Ave
Alternate address(es)	2628 Farragut Rd 2630 Farragut Rd
Zip code	11210
Neighborhood	Midwood
Borough	Brooklyn
Block & lot	05249-0040



Tax class	2B
Property tax	\$18,947

Lot

Lot sqft	4,450
Lot dimensions	15 ft x 116.08 ft
Ground elevation	24 ft
Corner lot	SW

Zoning

Zoning districts	R7A, C2-4 i
Zoning map	23a

Building

Building class	Walk-up Apartment - Over Six Families with Stores (C7) i
Square feet	11,300
Building dimensions	15 ft x 116.08 ft
Buildings on lot	1
Stories	3
Roof height	40 ft
Year built	1931

Structure type	Walk-up apartment
Construction type	Masonry
Grade	C

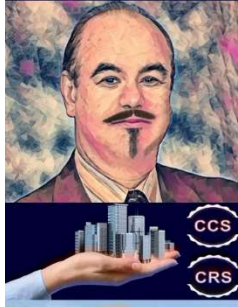
Use

Residential units (DOF)	7
Residential sqft	9,100
Average residential unit size	1,300
Commercial units	3
Retail sqft	2,200
Certificate(s) of occupancy	Click here i

Floor Area Ratio (FAR)

Residential FAR	4
Facility FAR	4
FAR as built	2.54 i
Allowed usable floor area	17,800
Usable floor area as built	11,303
Unused FAR	6,497

SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate
 Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com

917-806-7040



CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION
 Over 1,200 Transactions Closed * Top 1% in USA
 CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

FINANCIAL INFORMATION

All Stabilized Apts

<u>Apt #</u>	<u>Name</u>	<u>Size</u>	<u>#Bedrooms</u>	<u>Lease Started</u>	<u>Lease Ends</u>	<u>Monthly Rent</u>	
Apt 1R (RS)	Cecilia Nadal	1,100 SF	6 rms / 3brms	10-01-2022	09-30-2024	\$1,087.53	
Apt 2R (RS)	Carmen Roman	1,100 SF	6 rms / 3brms	04-01-2022	03-31-2024	\$1,767.11	
Apt 2L (RS)	Hector Latorre	1,100 SF	6 rms / 3brms	11-01-2023	10-31-2025	\$1,100.40	
Apt 2C (RS)	Oscar Espinoza	1,100 SF	6 rms / 3brms	07-01-2022	06-30-2024	\$1,291.96	
Apt 3C (RS)	Laura Escamilla	1,100 SF	6 rms / 3brms	01-01-2022	12-31-2023	\$1,766.66	
Apt 3R (RS)	Aida Soto	1,100 SF	6 rms / 3brms	09-01-2022	08-31-2024	\$ 986.06	
Apt 3L (RS)	Manuel Flores	1,100 SF	6 rms / 3brms	06-01-2022	05-31-2024	\$1,950.35	
Beauty Salon1		550 SF	Store 1	04-01-2016	03-31-2026	\$1,400.00	
Beauty Salon2		550 SF	Store 2	04-01-2016	03-31-2026	\$1,400.00	
Grocery		1,100 SF	Store 3	09-01-2021	08-31-2032	\$5,000.00	
						Gross Monthly	\$17,750.07
							x 12
						Gross Annual Rent	\$213,000.84
						Expenses:	
						Real Estate Tax	\$ 18,947.79
						Gas (2 water/tanks)	\$ 5,062.00
						Oil	\$ 15,200.30
						Insurance	\$ 11,018.00
						Water/sewer	\$ 7,357.15
						Electric	\$ 2,600.05
						<u>Maintenance</u>	<u>\$ 2,500.00</u>
						Expenses	\$ 62,685.99
						Net Annual Rent	\$150,315.85

Price: \$2,349,000 (6.4Cap)

NOTE 2: We have 2 heating systems. The hot water for the building is heated by gas (for the 4 water tanks). The oil boiler for heating the building is on only from November to March (during warm weather). Then from April to the end of October, only the gas is on strictly to heat the hot water, as the warmer weather does not require the oil boiler to be on. It's more efficient that way.

NOTE 1: The basement can be utilized for extra income (\$25,000+ per year). We have lots of tenants for that.

SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040

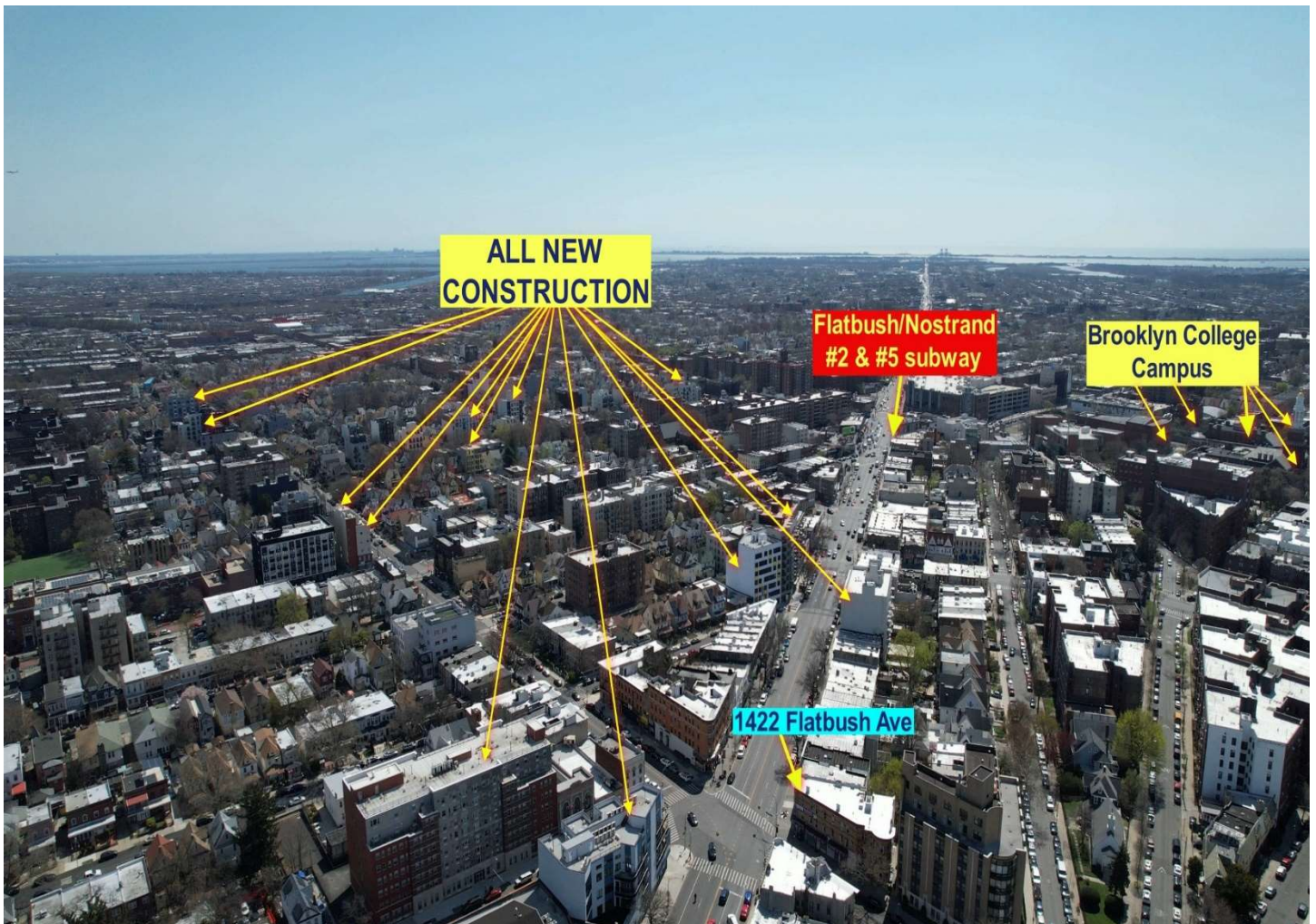


**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

AERIAL



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate
Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040

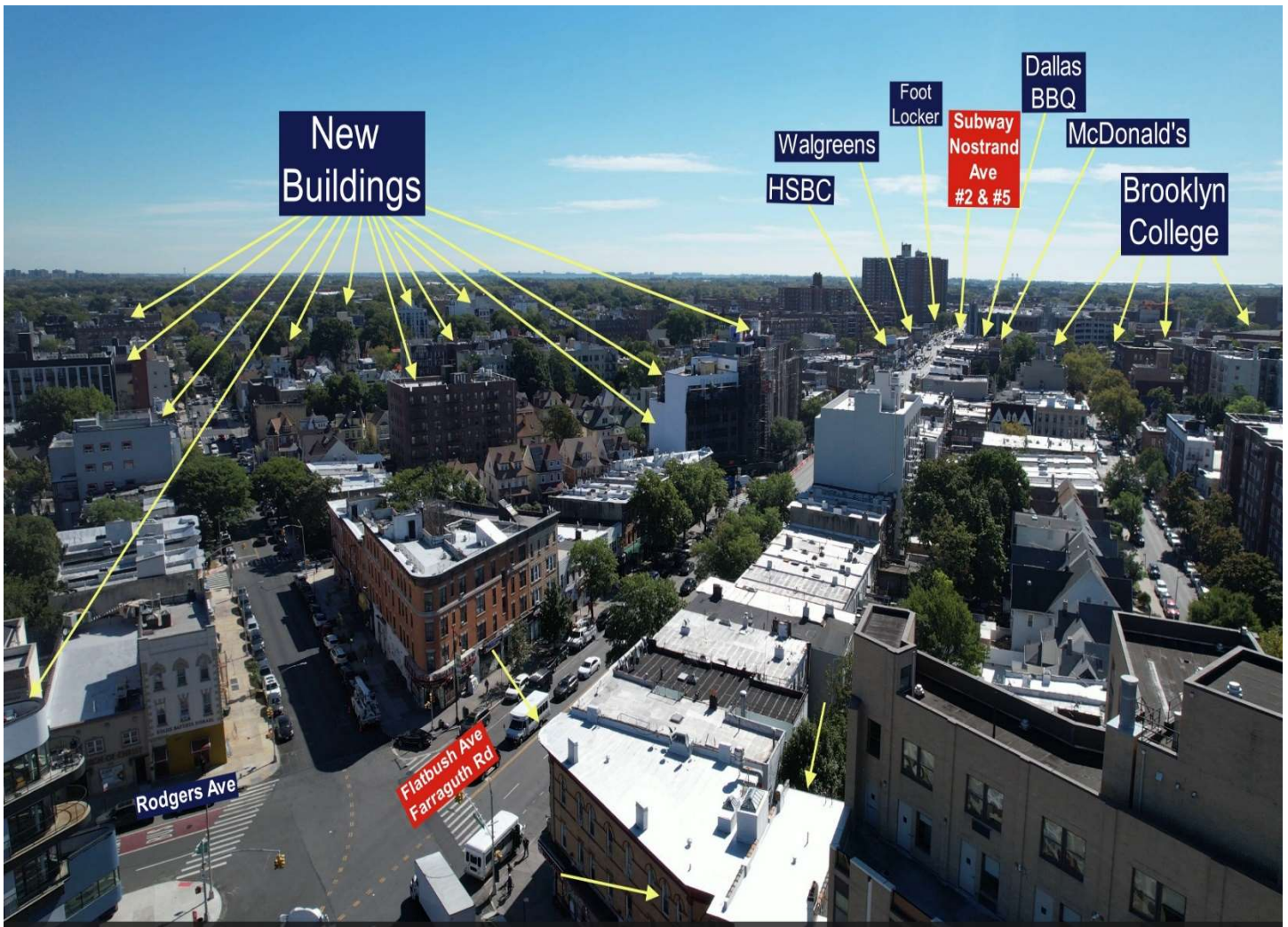


CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

AERIAL



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA

CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

AREA MAP



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



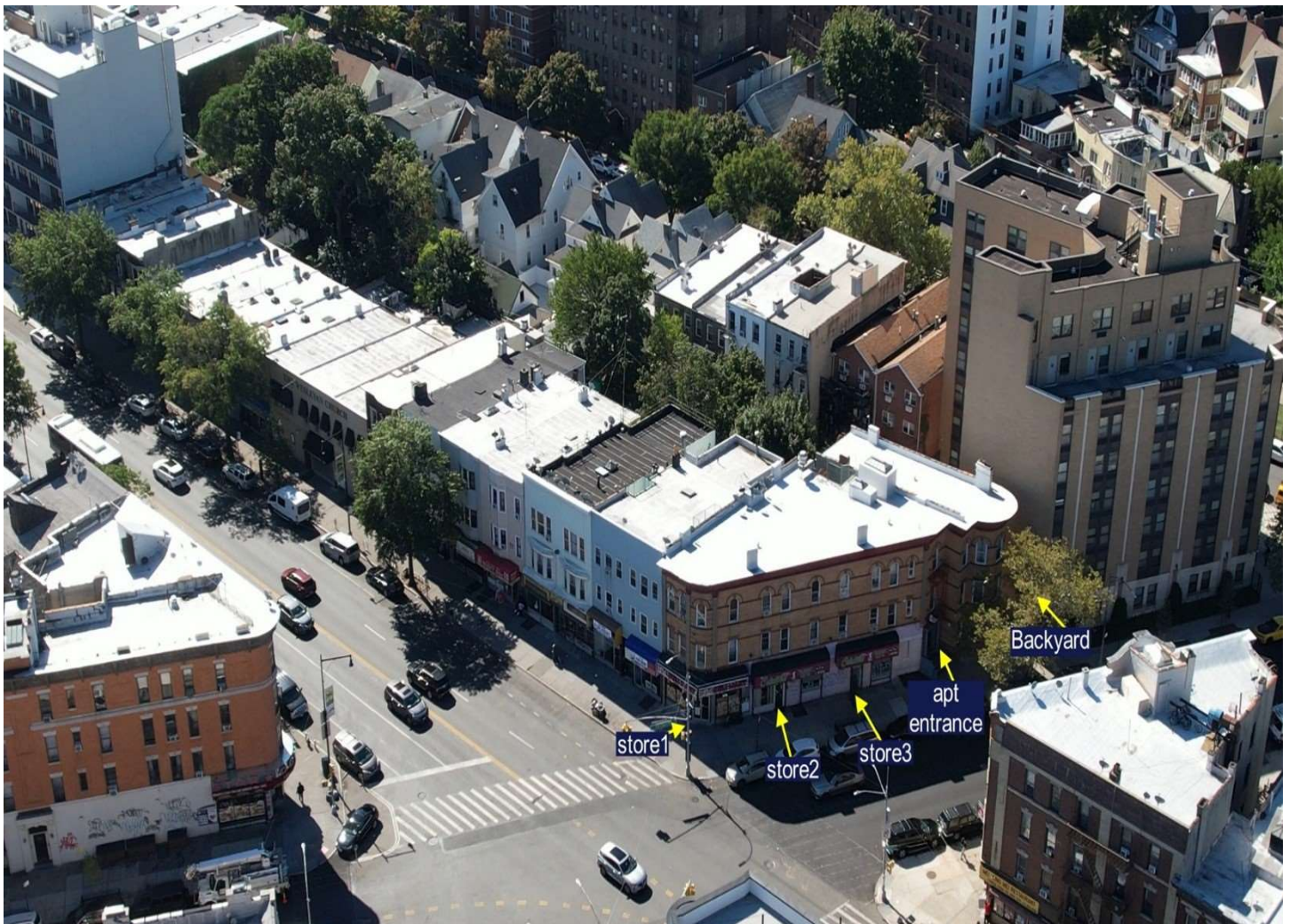
**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA

CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BUILDING FRONT AERIAL



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



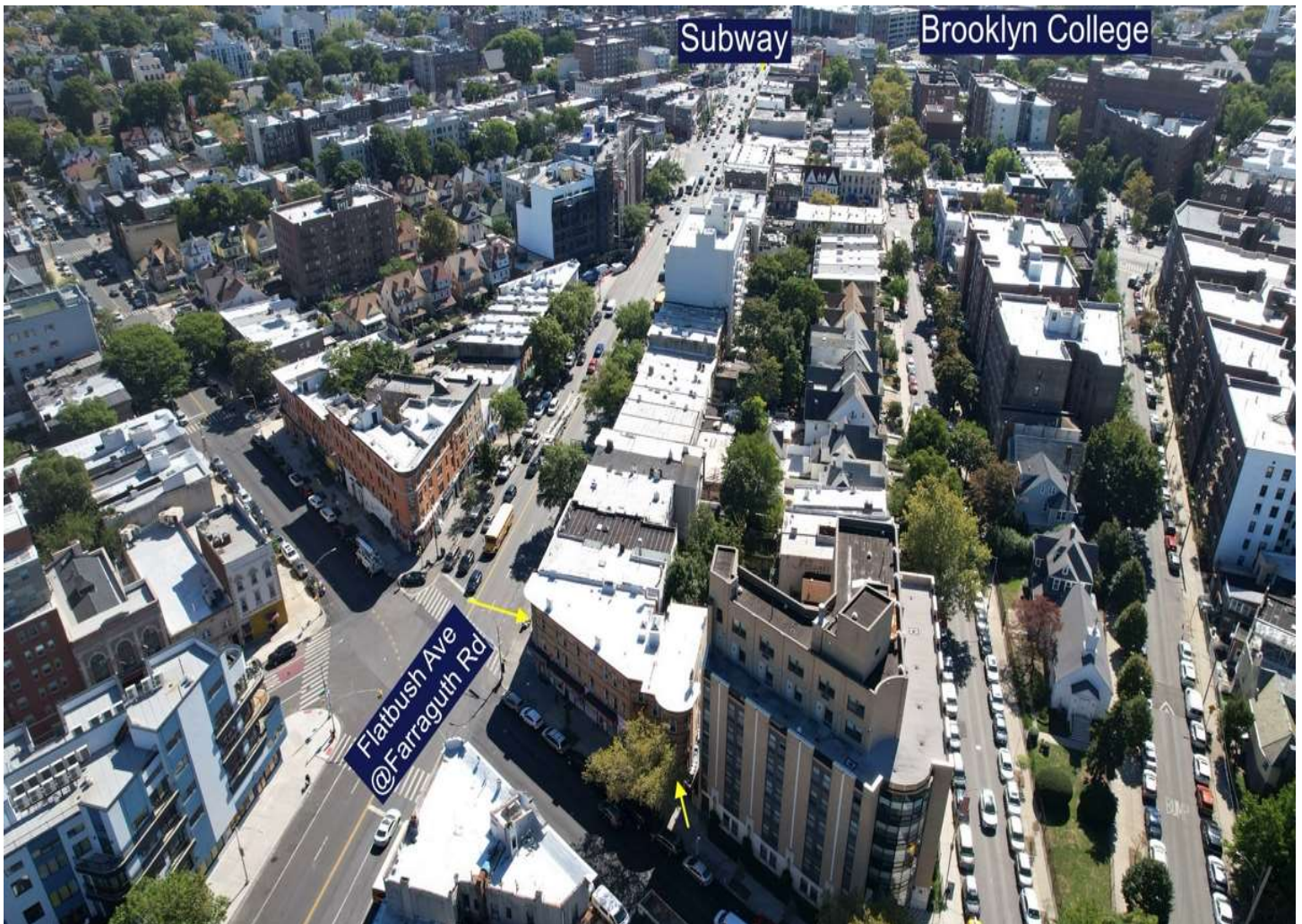
**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA

CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BUILDING REAR AERIAL



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BUILDING ROOF VIEW UP CLOSE



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BUILDING ROOF VIEW UP CLOSE



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



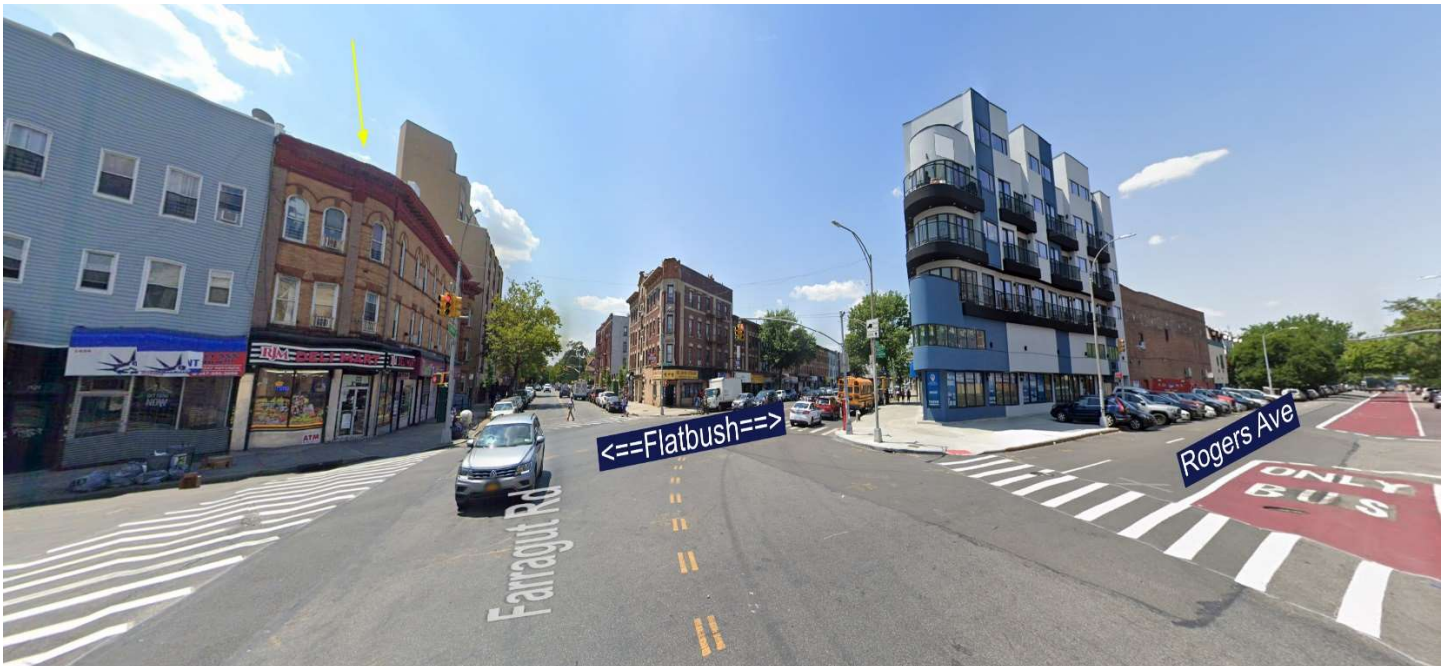
**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA

CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

STREET VIEW



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA

CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BUILDING SIDE AND REAR VIEW YARD



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



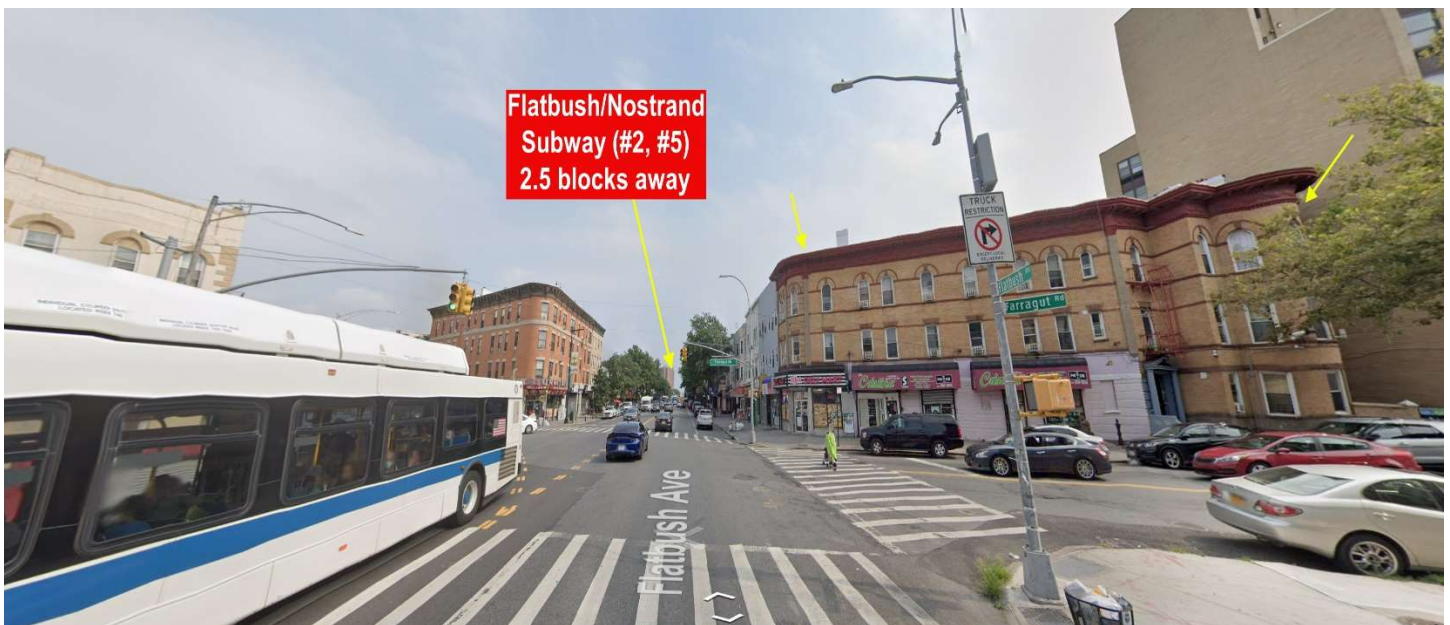
917-806-7040



CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

STORE OUTLINE



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



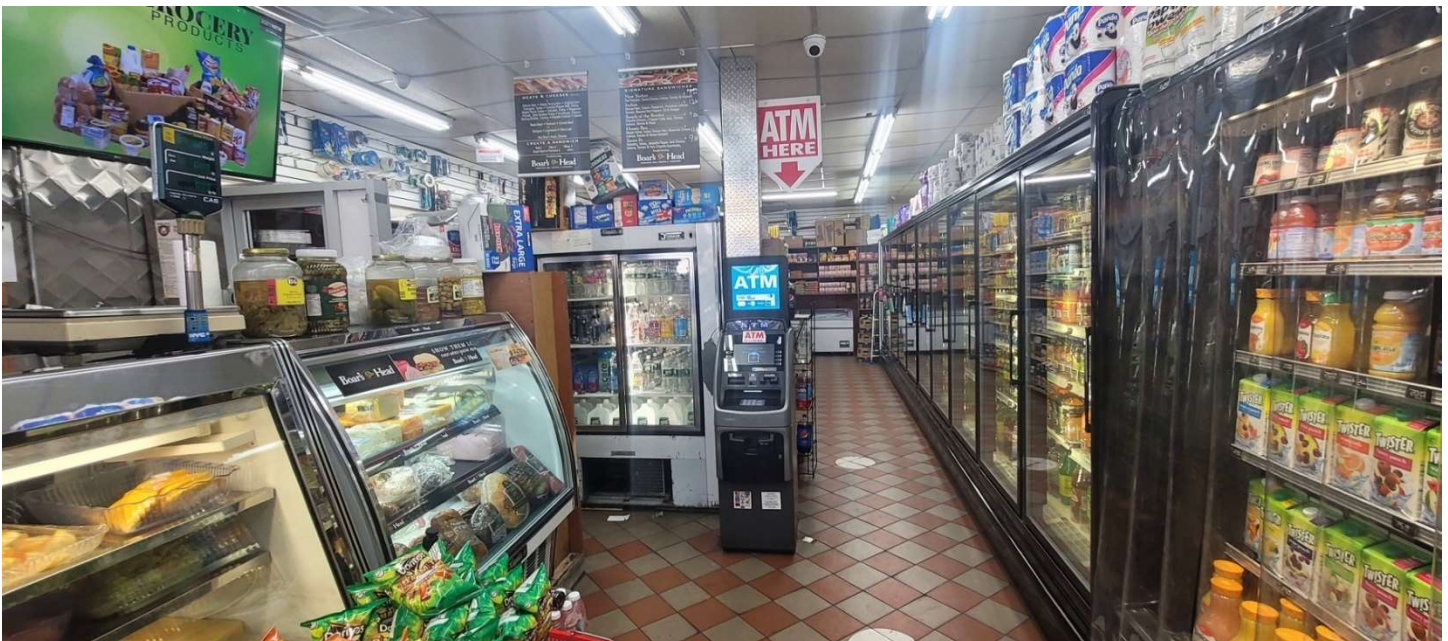
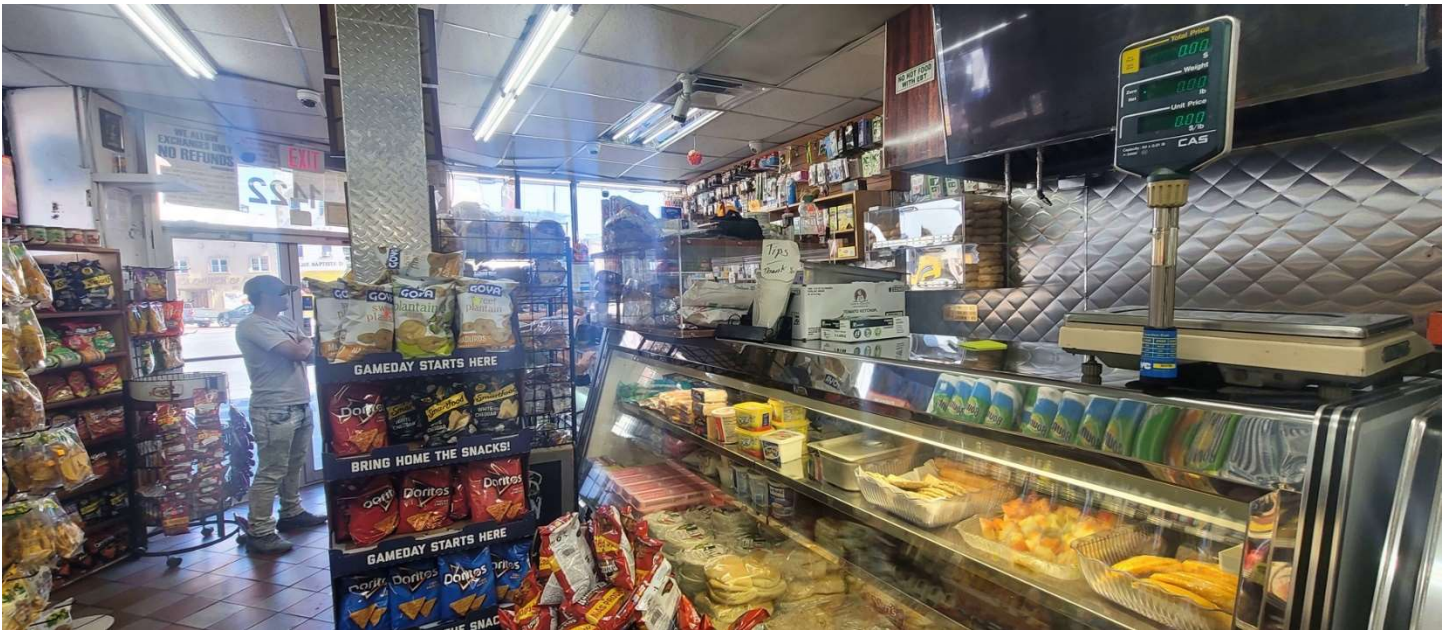
CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION

Over 1,200 Transactions Closed * Top 1% in USA

CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

GROCERY STORE



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040

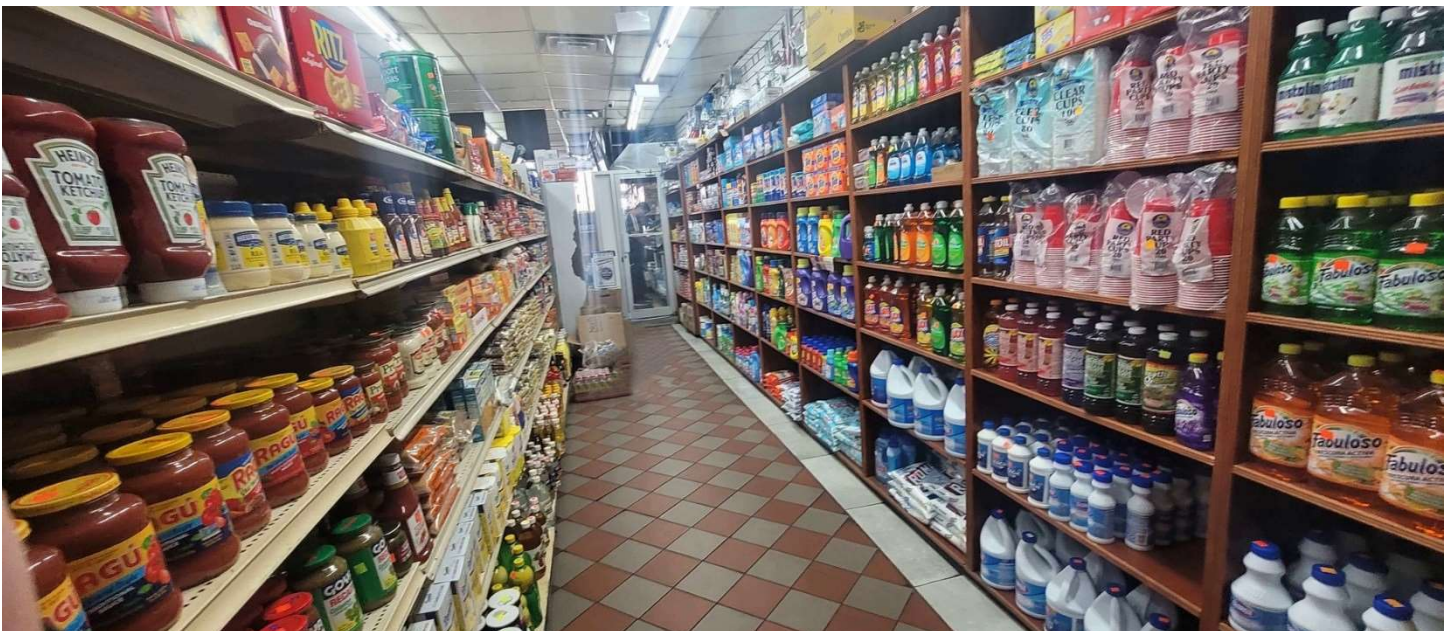
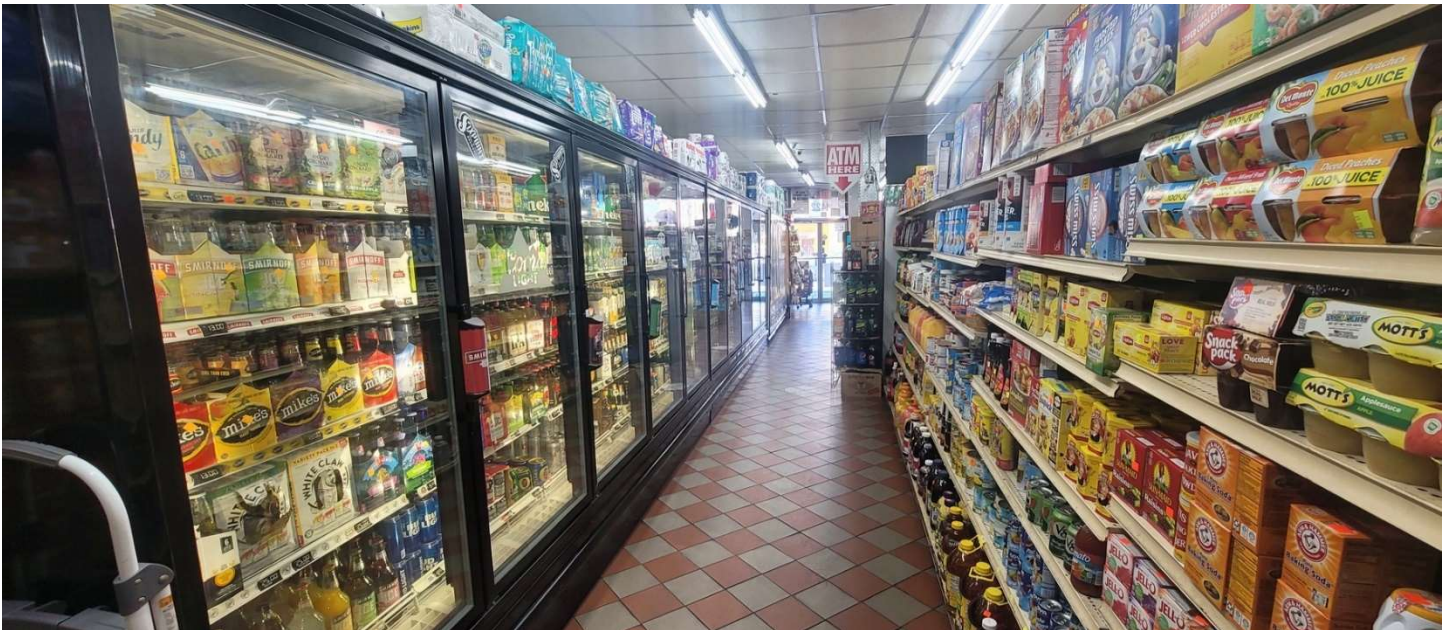


**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

GROCERY STORE



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040

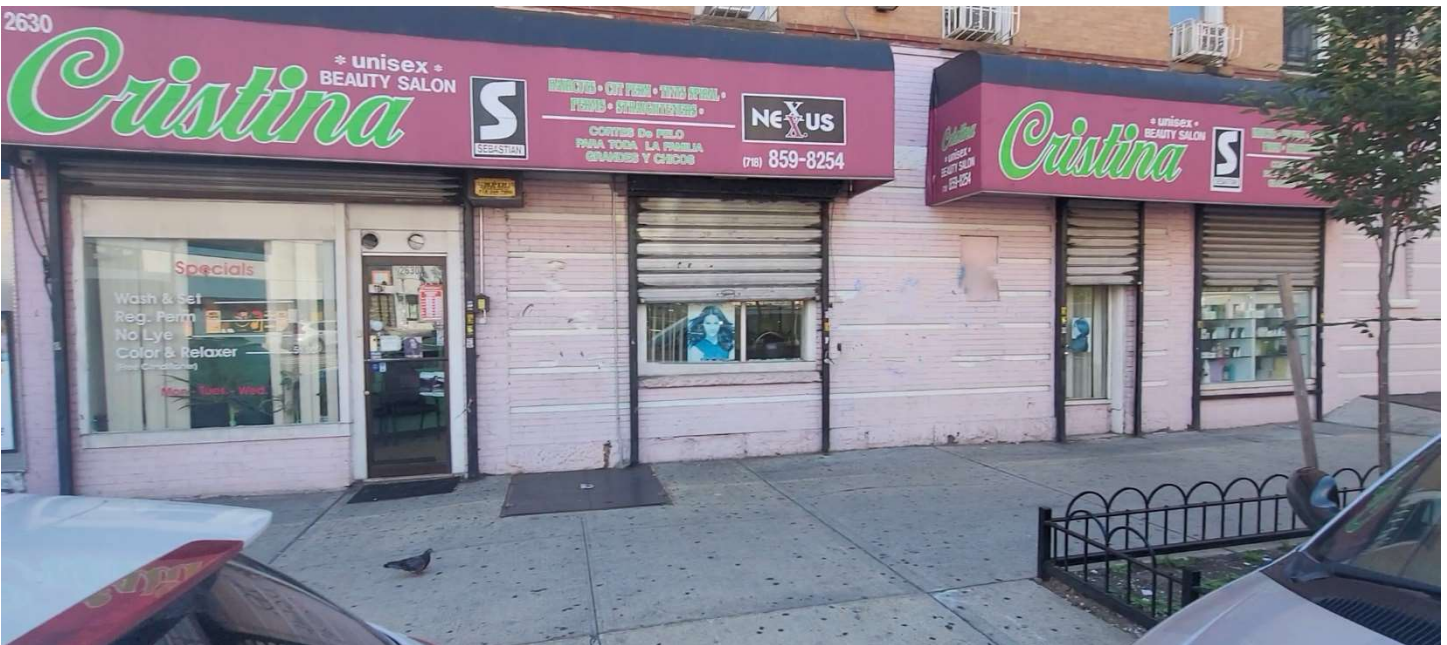


CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BEAUTY SALON (Occupying 2 stores)



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA

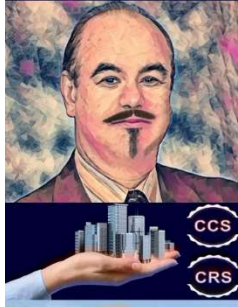
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BEAUTY SALON (Occupying 2 stores)



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com

917-806-7040

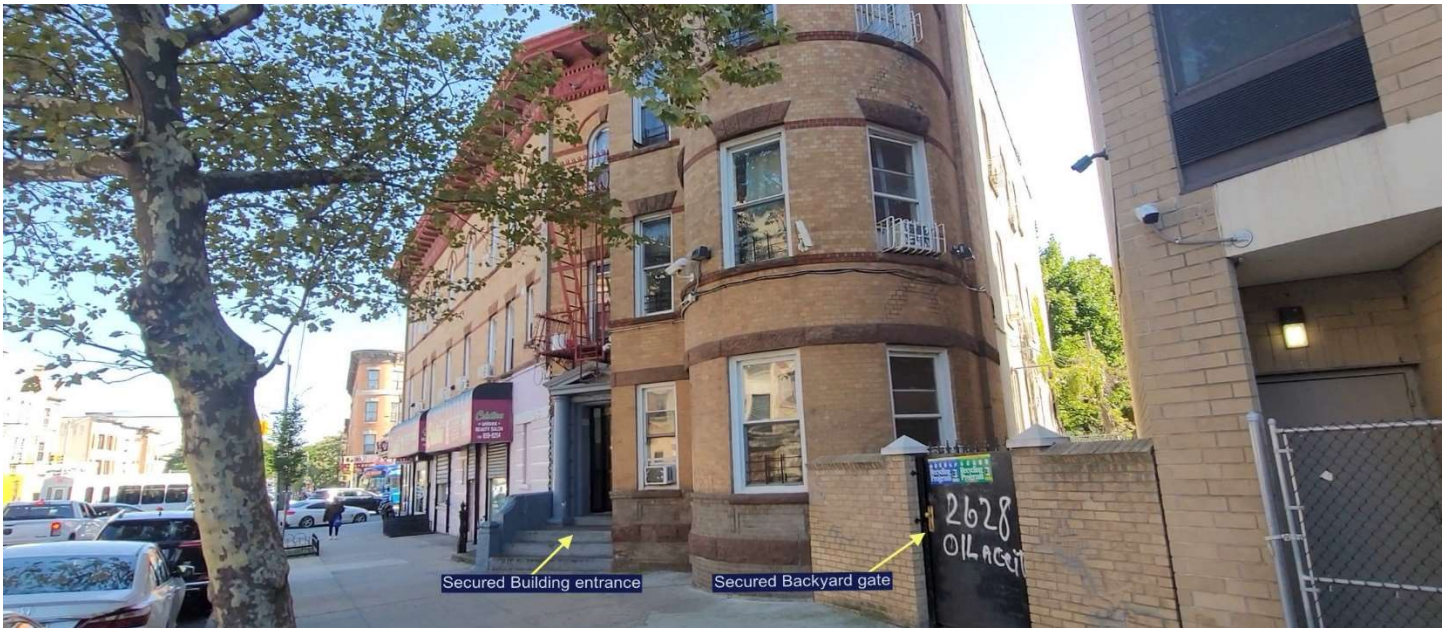


**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BUILDING REAR



Rear Yard for Sanitation and storage (Bikes, etc)



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA

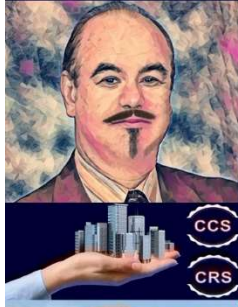
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BUILDING REAR SIDE YARD



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com

917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

**Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME**

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BUILDING LOBBY and SECURE ENTRANCE WITH APARTMENT Communication and Buzzer



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA

CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BUILDING 1ST FLOOR LOBBY and 1ST FLOOR APARTMENT



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



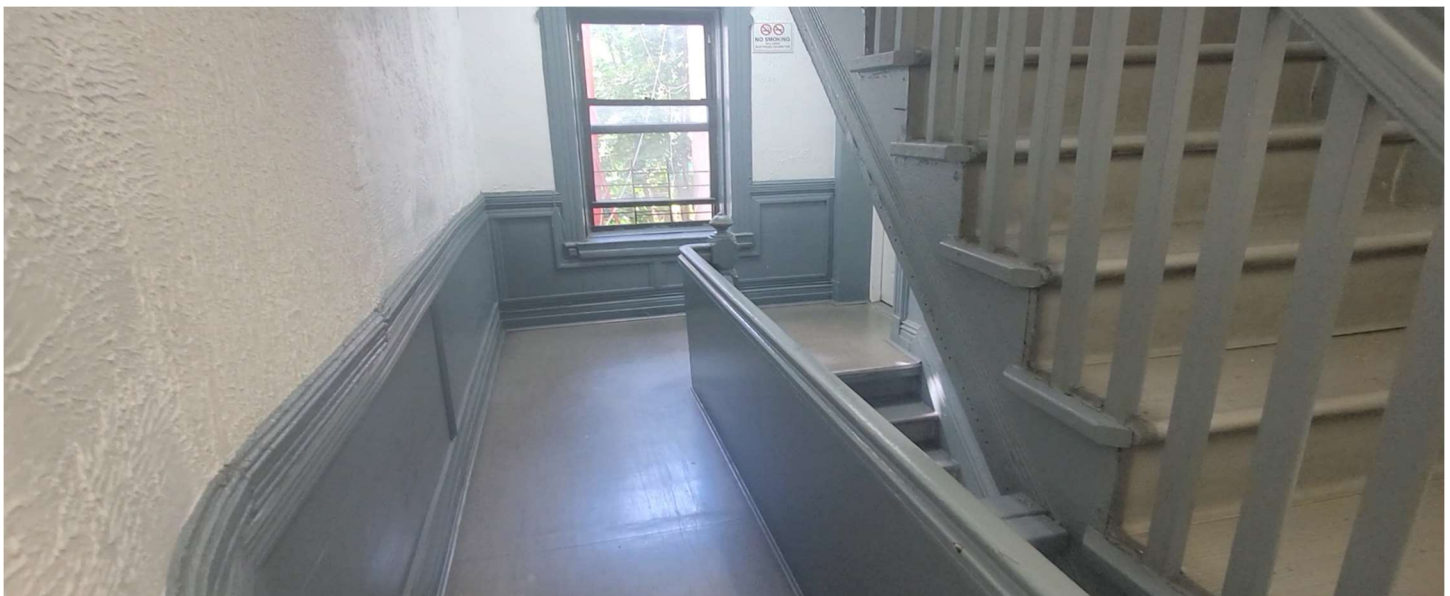
**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA

CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

2ND FLOOR STAIRWELL AND HALLWAY



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

3RD FLOOR STAIRWELL HALLWAY



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040

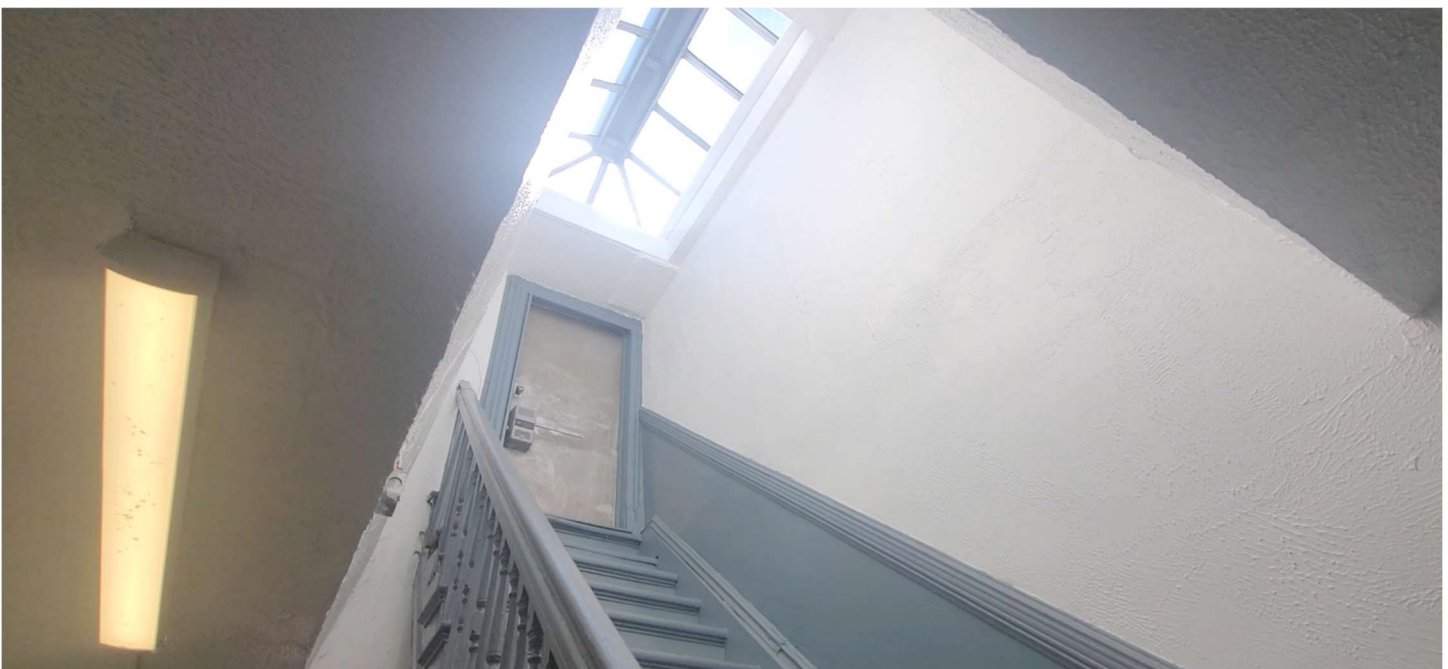


**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

STAIRWAY TO ROOF AND SKYLIGHT



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040

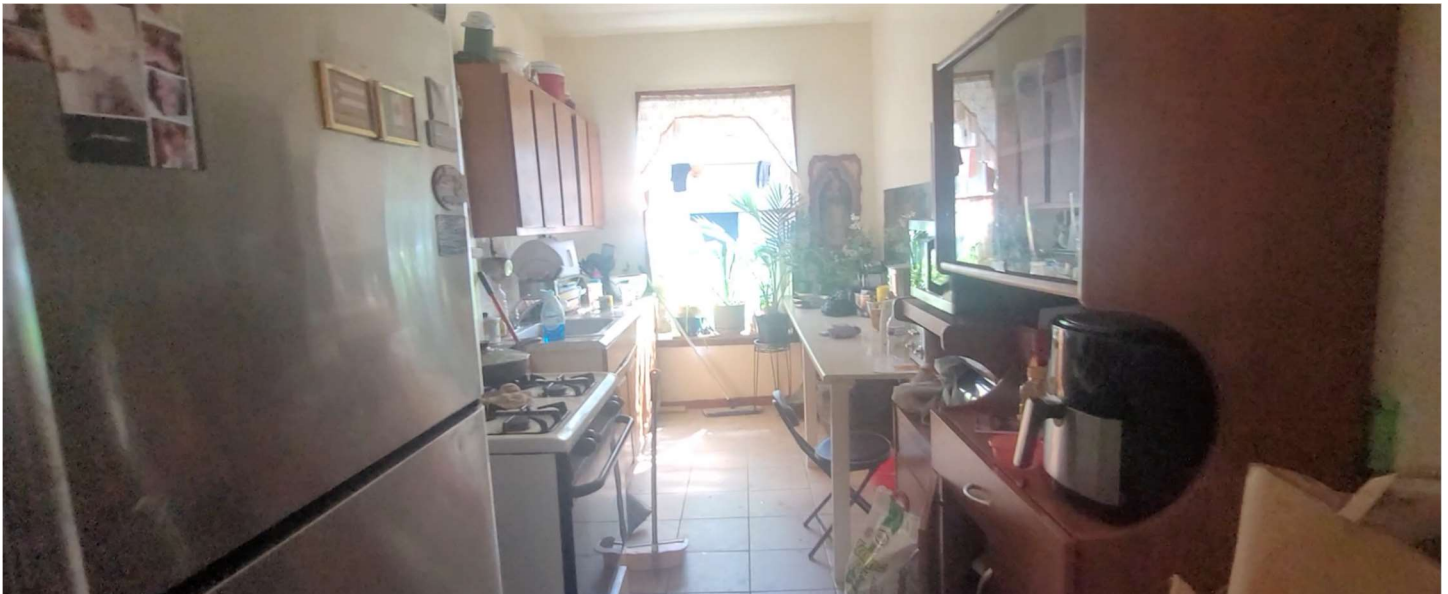


**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

**Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME**

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

TYPICAL APARTMENT IN BUILDING



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040

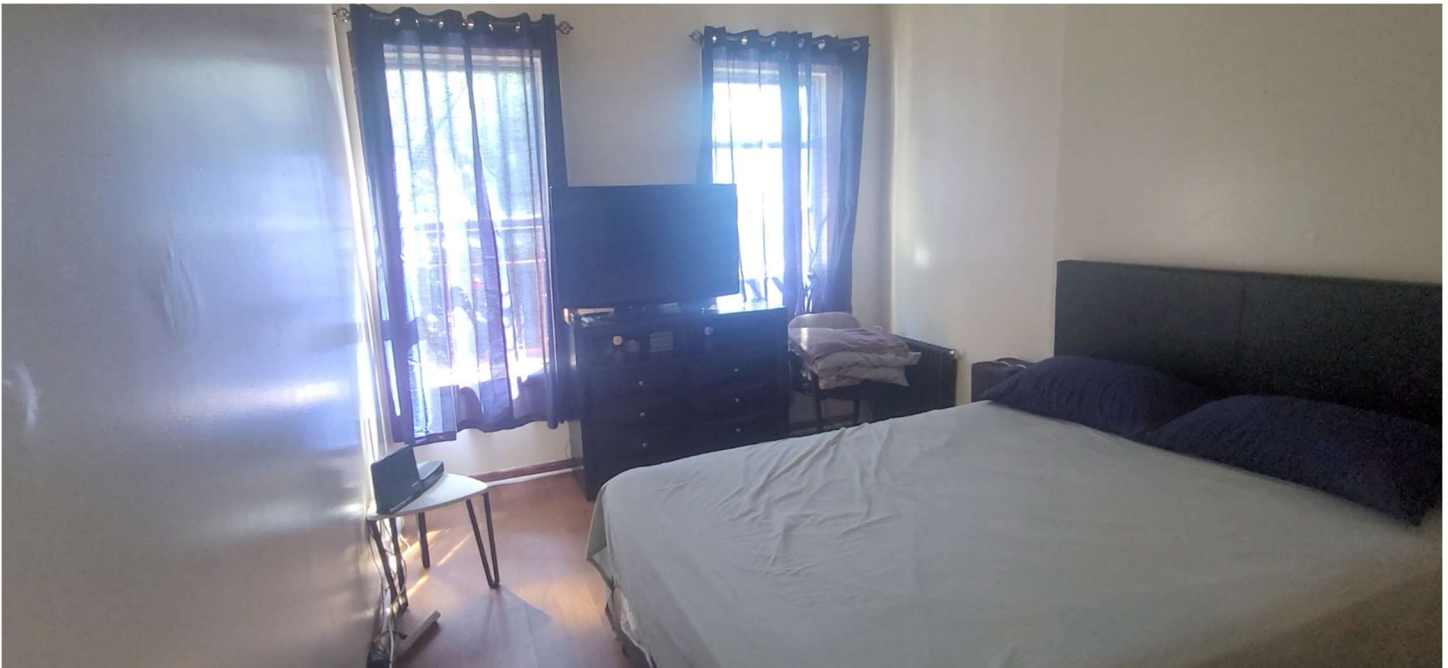


**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

TYPICAL APARTMENT IN BUILDING



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

TYPICAL APARTMENT IN BUILDING



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040

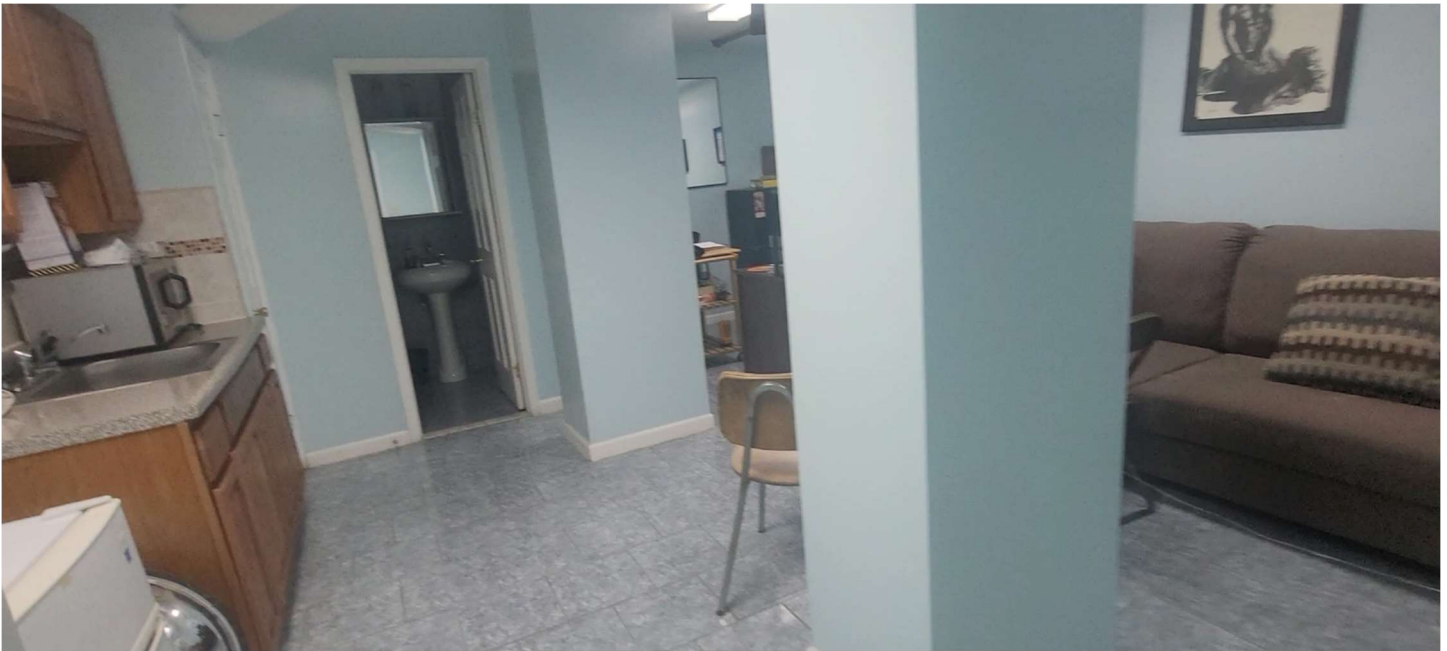


**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

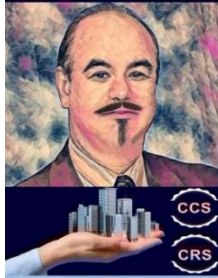
**Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME**

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BASEMENT OFFICE



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com

917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BOILER AND SEPARATE WATER TANKS



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA

CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

GAS AND ELECTRIC METERS



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com

917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BASEMENT COMPLETELY OPEN WITH HIGH CEILINGS. CAN BE UTILIZED



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

**Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME**

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

ROOF FRONT FACING FLATBUSH AVE



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

**Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME**

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

ROOF REAR AND SIDE FACING FARRAGUTH ROAD



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate
Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BUILDING AND ZONING OUTLINE



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate
Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040

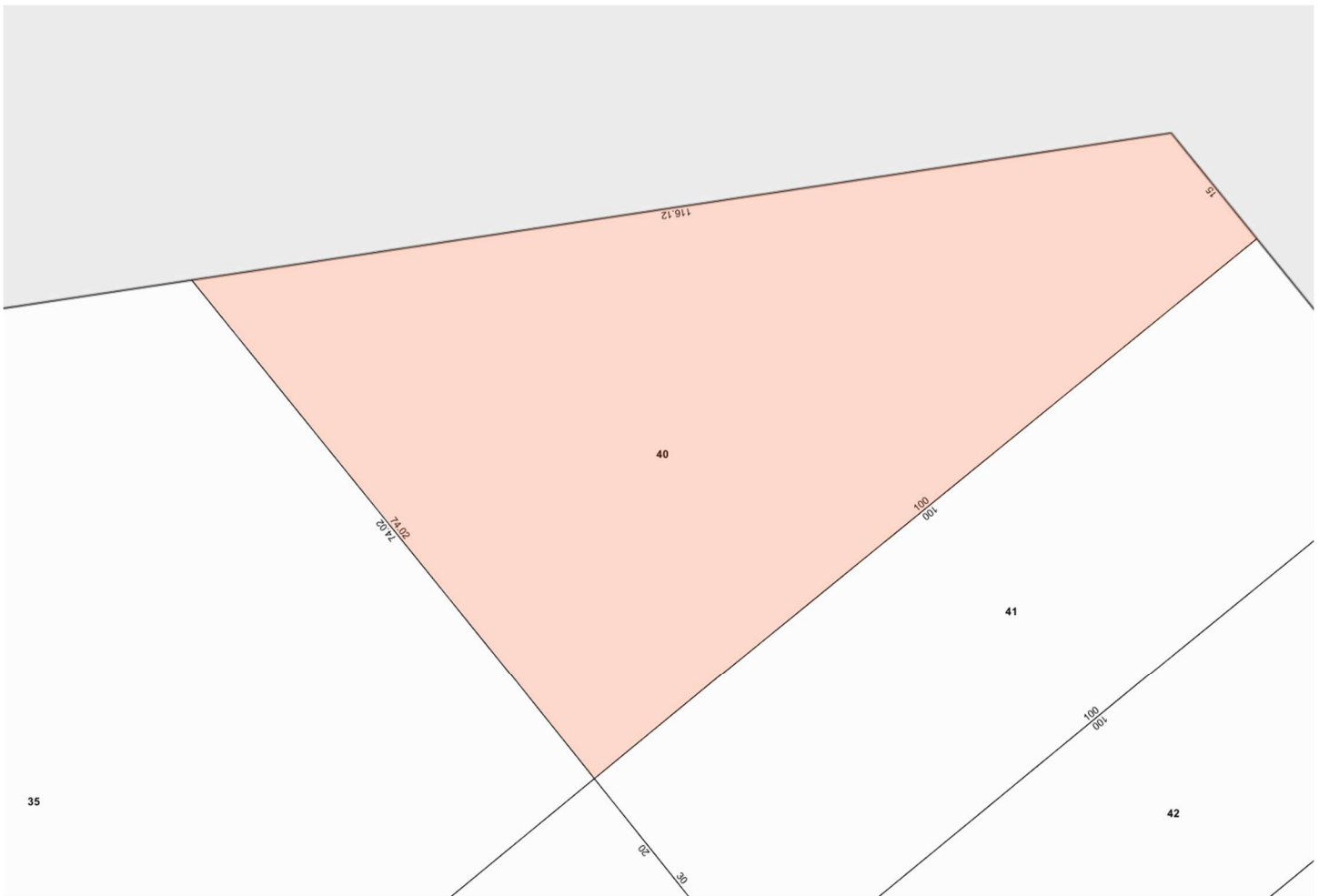


**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

TAX MAP



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040

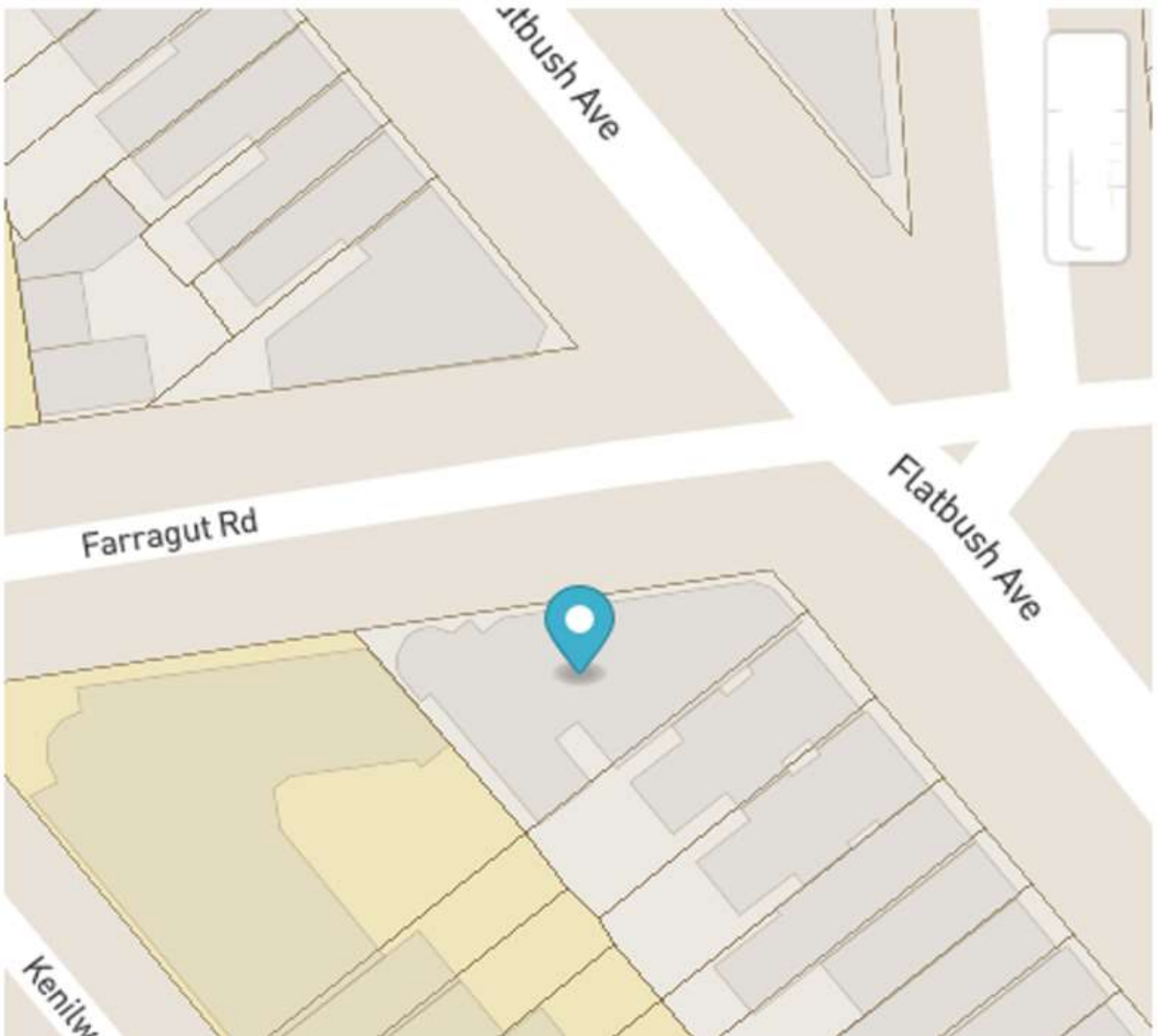


**CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION**

**Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME**

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

BUILDING OUTLINE



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate
Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com


917-806-7040



CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION
Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

WALK TO SUBWAY MAP (Only 3 blocks)

Start from 

1422 flatbush Ave

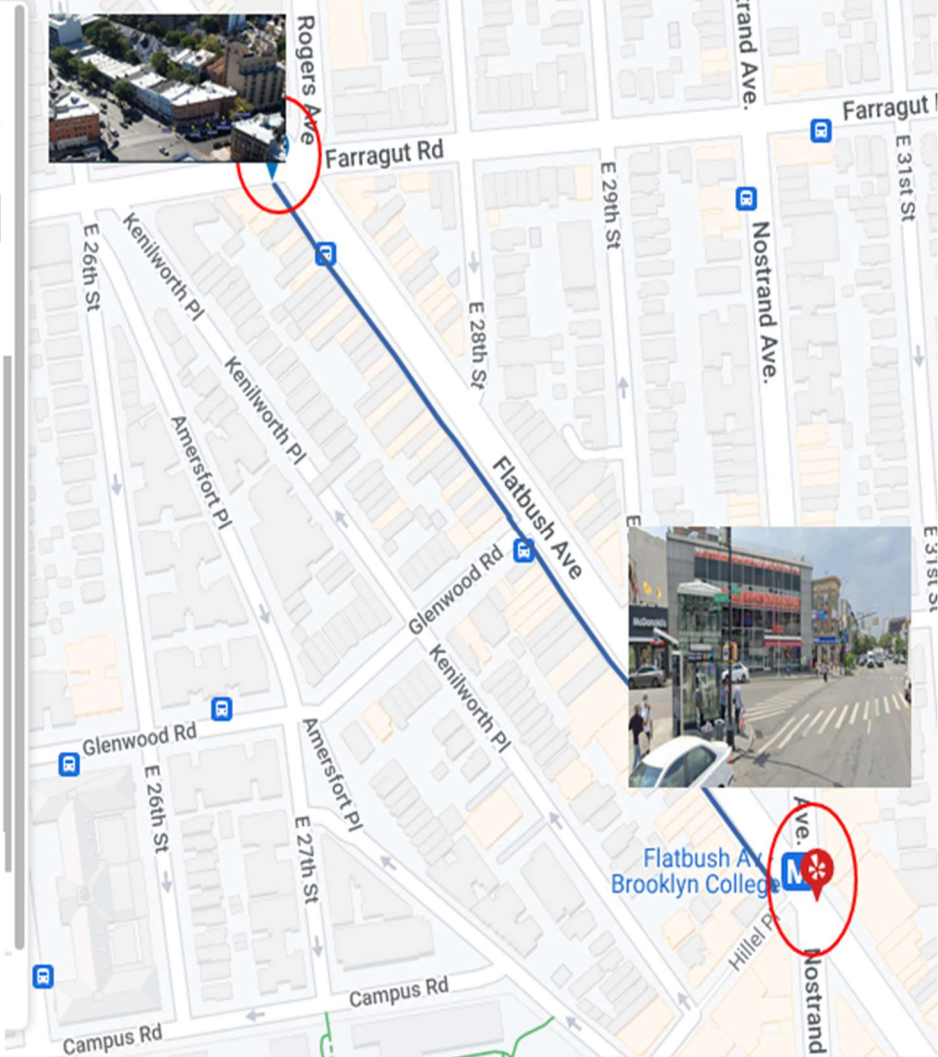
MTA - Flatbush Ave Subway Station
Flatbush & Nostrand Aves, Brooklyn, NY 11210

1422 Flatbush Ave, Brooklyn, NY 11210, USA

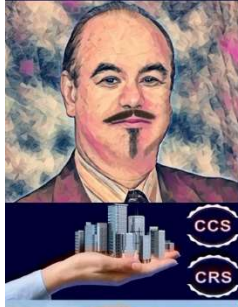
0.3 mi. About 6 mins

1. Head **east** on **Farragut Rd** toward **Flatbush Ave** 39 ft
2. Turn **right** onto **Flatbush Ave** 0.3 mi

1. Head **east** on **Farragut Rd** toward **Flatbush Ave** 39 ft
2. Turn **right** onto **Flatbush** 0.3 mi



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040

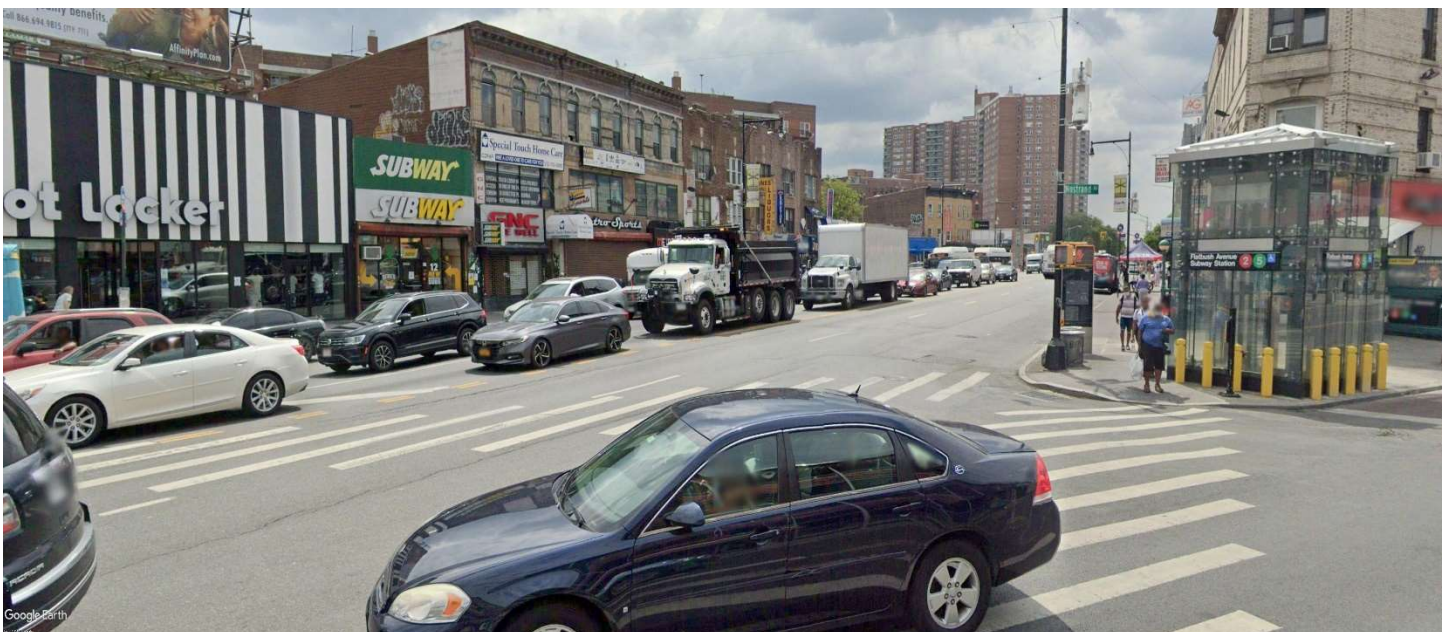
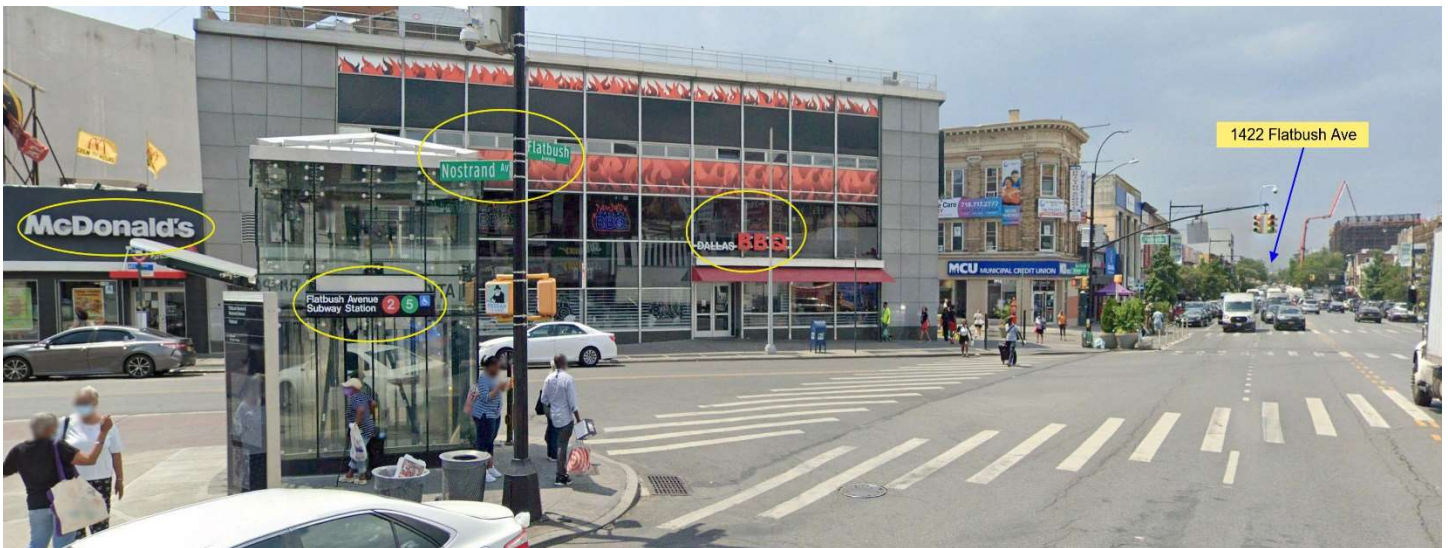


CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

AREA PHOTOS FLATBUSH AND NOSTRAND AVE (Within 3 blocks from SUBJECT)



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION

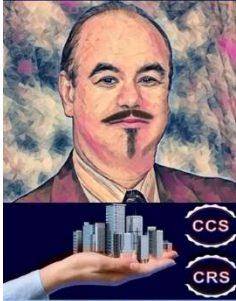
Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

AREA PHOTOS FLATBUSH AND GLENWOOD AVE (Within 1 ½ blocks from SUBJECT)



SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate
Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com

917-806-7040



CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION
Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)

AREA MAP

