

1450 Greene Ave

Bushwick Brooklyn, NY

BUILDING FOR SALE | **100% OCCUPIED** | 3,060 SF



PROPERTY SPECIFICATIONS

Location	1450 Greene Ave
Block & Lot	03301-0024
Lot SF	2000 SF
Zoning	R6
Built FAR / FAR	1.53 / 2.43
Stories	3
Gross SF	3,060
Units	3
Current Use	3 3-Bedroom, 1.5 Bath Apts
Year Built	1899

TAX INFORMATION

Assessment (25'/26')	\$85,620
R.E. Taxes (25'/26')	\$5,279
Tax Class	1

Asking Price: \$1,900,000

MySpaceNYC has been retained on an exclusive basis to arrange for the sale of 1450 Greene Avenue Brooklyn, a three-story, fully occupied, residential building in the trendy Bushwick neighborhood of Brooklyn.

1450 Greene Avenue is comprised of three floors plus basement. All three apartments are 3-bedroom 1.5-bathroom apartments. **All apartments are free-market rents and not subject to rent stabilization.**

The building has been gut-renovated and meticulously maintained by current ownership, and has maintained strong, market paying tenants over the years. Among the buildings attractive features include building laundry, stainless steel kitchens with dishwashers, and hardwood floors. The building also features a finished basement with access to the backyard - a duplex can be created to combine with 1st floor for additional income potential.

Building is situation in ideal location in the neighborhood, with easy access to the Myrtle/Wyckoff Ave L & M Trains

EXCLUSIVE BROKER

JEFF GONCALVES *Associate Broker*

(413) 454-7782 | jeff@mypsaceny.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. While we have no reason to doubt the accuracy of this information, we make no representation or guarantee as to its accuracy. All information is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. This information may include estimates and/or projections with respect to future events, and these future events may or may not actually occur. This offering does not imply any commission offered to the "Outside Broker". All commission agreements should be documented in writing, and signed by the responsible parties. All rights to content, photographs and graphics are property of the broker or property owner. ALL INFORMATION CONTAINED HEREIN SHOULD BE VERIFIED INDEPENDENTLY BY THE PROSPECTIVE BUYER OR TENANT.

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INCOME

Unit	Type	Rent/Mo.	Rent/Yr.	Notes
1	3-Bedroom, 1.5 Bathroom Apartment	\$4,000	\$48,000	*Rent as of September 1 Renewal
2	3-Bedroom, 1.5 Bathroom Apartment	\$3,560	\$42,720	
3	3-Bedroom, 1.5 Bathroom Apartment	\$3,700	\$44,400	*Rent as of September 1 Renewal
Total		\$11,260	\$135,120	

ANNUAL EXPENSES

Property Tax (25/26)	(\$5,279)
Property Insurance	(\$5,583)
Water and Sewer	(\$3,000)
Electric	(\$1,500)
Super / Maintenance	(\$9,600)
Gross Operating Expenses	\$24,962

SUMMARY

Gross Annual Income	\$135,120
Expenses	(\$24,961)
Net Operating Income	\$110,158

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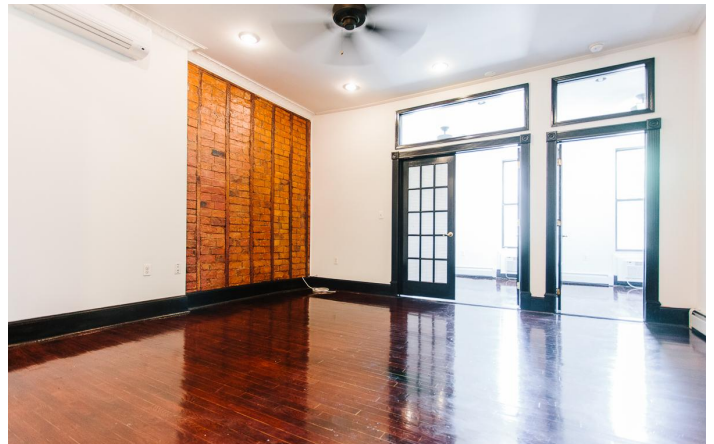
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