



1501 Broadway

BUSHWICK

MIXED USE WALK UP BUILDING
IN PRIME BUSHWICK

Offered at 2,595,000

COMPASS

Building Statistics

Building SF	8,500
Building Dimensions	25 ft x 80 ft
Lot Size	25 ft x 80 ft
Lot SF	2,000 SF
Residential Units	4
Commercial Units	1
Unused FAR	-3,640 SF
Building Height	55 Ft
Year Built	1915
Tax Class	2A

TOTAL SQ FT: 8,500

FRONTAGE: 20'

PRICE: \$2,595,000

PRICE PER SQ FT: \$305

CURRENT CAP RATE: 7%

PROJECTED CAP RATE: 8%

Current Rent Roll

Commercial	\$5,092 *	Sep 30, 2032
Apt 2	\$5,000 **	vacant
Apt 3L	\$2,366	Oct 31, 2026
Apt 3R	\$2,550 **	vacant
Apt 4	\$3,995	Nov 30, 2026
Total Actual RR	\$19,003/Month	\$228,036/Annually

* 5% annual escalation starting October 1, 2026

** Vacant units, expected rent

Projected Rent Roll

Commercial	\$5,347	Sep 30, 2032
Apt 2L	\$3,000 *	
Apt 2R	\$3,000 *	
Apt 3L	\$3,000	
Apt 3R	\$3,000	
Apt 4	\$4,250	
Total Actual RR	\$21,597/Month	\$259,164/Annually

* Owner has started the work to split the apartment into two 2 Bedroom units

Current Expenses

Tax	\$26,932
Management	\$3,900
Vacancy Loss	\$0.00
Water/ Sewer	\$3,500
Common Electric and Gas	\$7,550
Insurance	\$5,875
Total Expenses	\$47,757

Cap Rates Current and Projected

RR total	current	\$228,036	projected	\$259,164
Expenses Total		\$47,757		\$47,757
NOI	current	\$180,279	projected	\$211,407
Current Cap		7%	Projected	8%

PROPERTY SUMMARY

Exceptional investment opportunity in Bushwick. This mixed-use property features one commercial space with a lease secured until 2032 and four residential units. Currently delivering a 7% cap rate, this property presents potential for increased returns. With strategic improvements or layout modifications, the cap rate could easily exceed 8%. Detailed building setup information is available upon request.





Get in Touch

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