

981

Halsey Street
Brooklyn, NY 11207

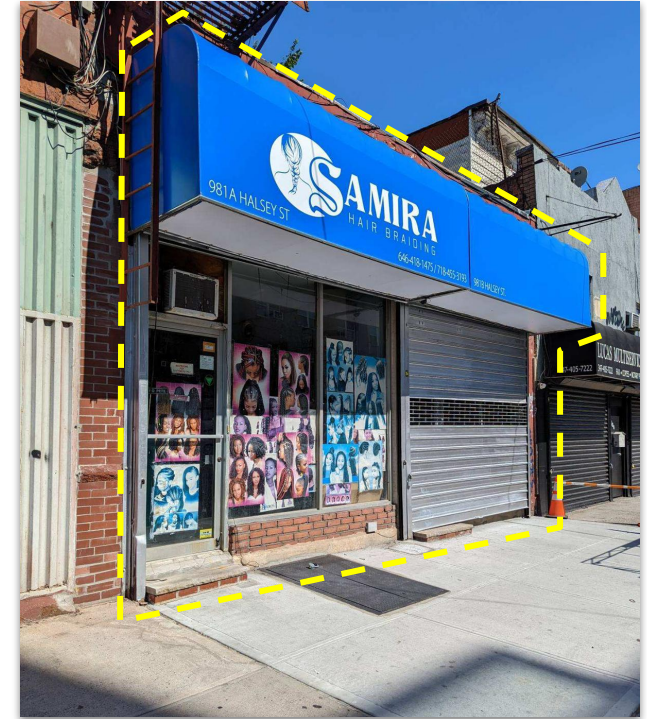
Block/Lot: 3401/60
Year Built: 1925
Lot Size: 25 x 25
Built: 25 x 25
Building SF: 625 SF
Zoning: R6, C1-3
FAR As Built: 1.0
Tax Class: 4

OFFERING DESCRIPTION:

Premiere Real Estate Group Inc. presents the exclusive opportunity to acquire 981 Halsey Street located in the prime neighborhood of Bushwick, Brooklyn. The subject property is a single-story commercial building with two commercial units totaling 625 square-feet. The first store is a hair salon with a lease expiring in 3 years. The second store is a convenience store that was recently leased to a brand new tenant with a 5-year lease. It is a fully renovated space with a full basement. It features a new storefront, new bathroom, new flooring and is freshly painted. Additional renovations made to the property include a new roof installation and a recent sidewalk replacement.

981 Halsey Street is ideally positioned within a prime and highly desirable commercial corridor of Bushwick and is just a half block away from the J subway station. Additionally, the building is located in a bustling area due to the convenient access to shopping and dining on Broadway.

PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING
Prime Bushwick | Single-Story Commercial Building For Sale
Newly Renovated Retail Space | Two Storefronts | Fully Leased
Asking Price: \$895,000 | CAP Rate: 5.0%



CONTACT:

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FINANCIAL SUMMARY

ACTUAL GROSS INCOME

Actual Rent (Store 1)	\$	22,200.00
Actual Rent (Store 2)	\$	30,000.00

TOTAL GROSS INCOME	\$	52,200.00
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ESTIMATED EXPENSES

Real Estate Taxes	\$	4,646.00
Insurance	\$	1,662.00
Water	\$	900.00
Utilities (Electric Only)	Paid By Tenants	

TOTAL EXPENSES	\$	7,208.00
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ESTIMATED NOI:	\$	44,992.00
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ASKING PRICE: \$895,000

CAP Rate: 5.0%

Store 1 - 3 Years Left on Lease

Store 2 - New 5-Year Lease

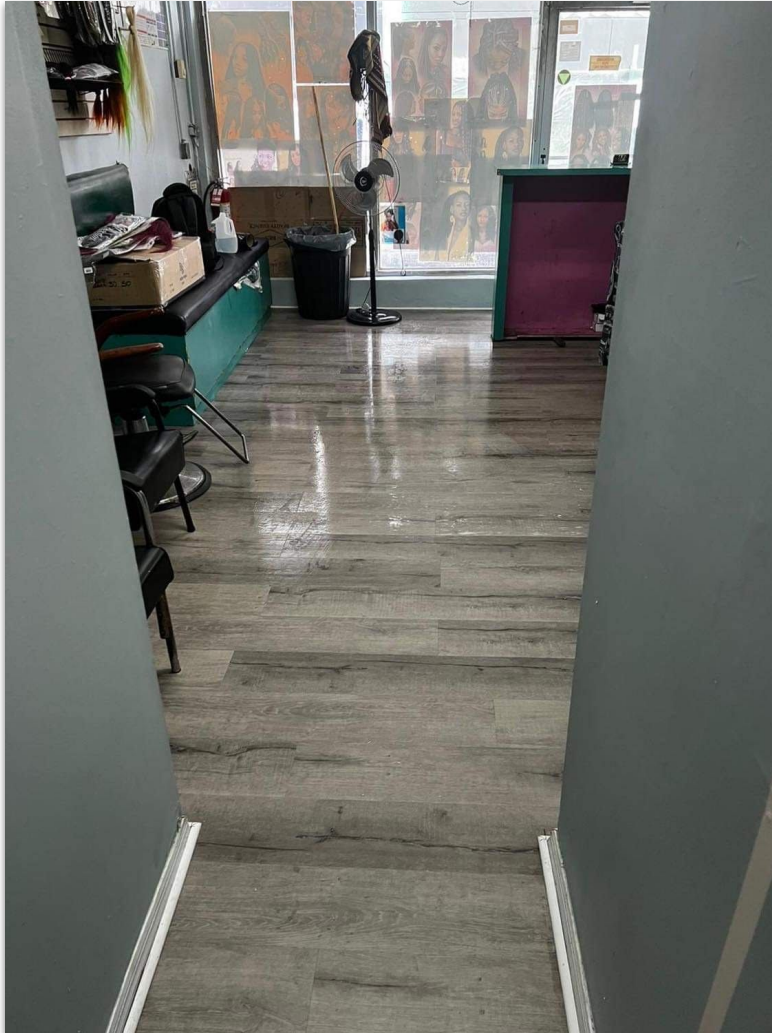


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PROPERTY PHOTOS - OCCUPIED STORE

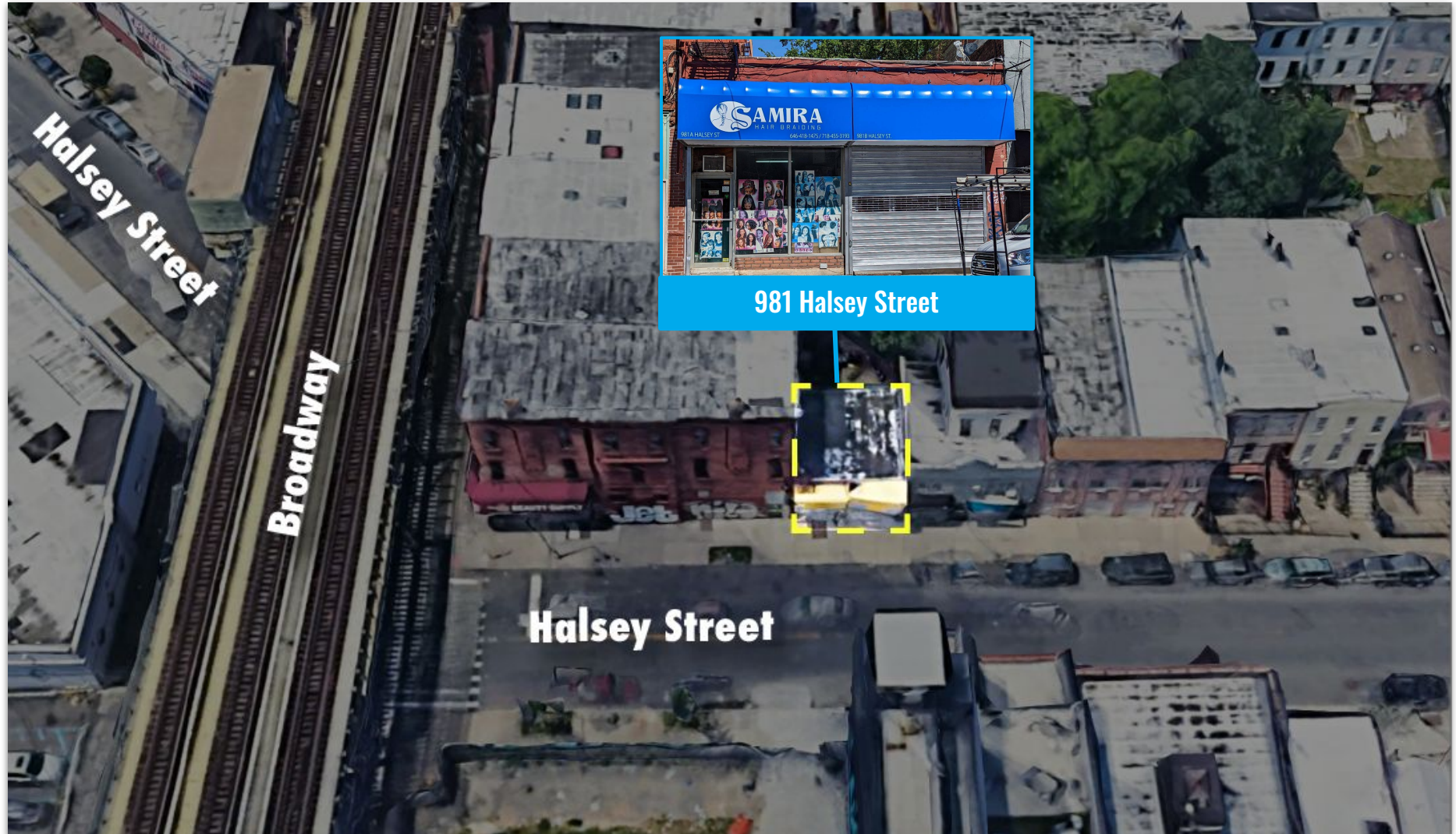


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AERIAL VIEW



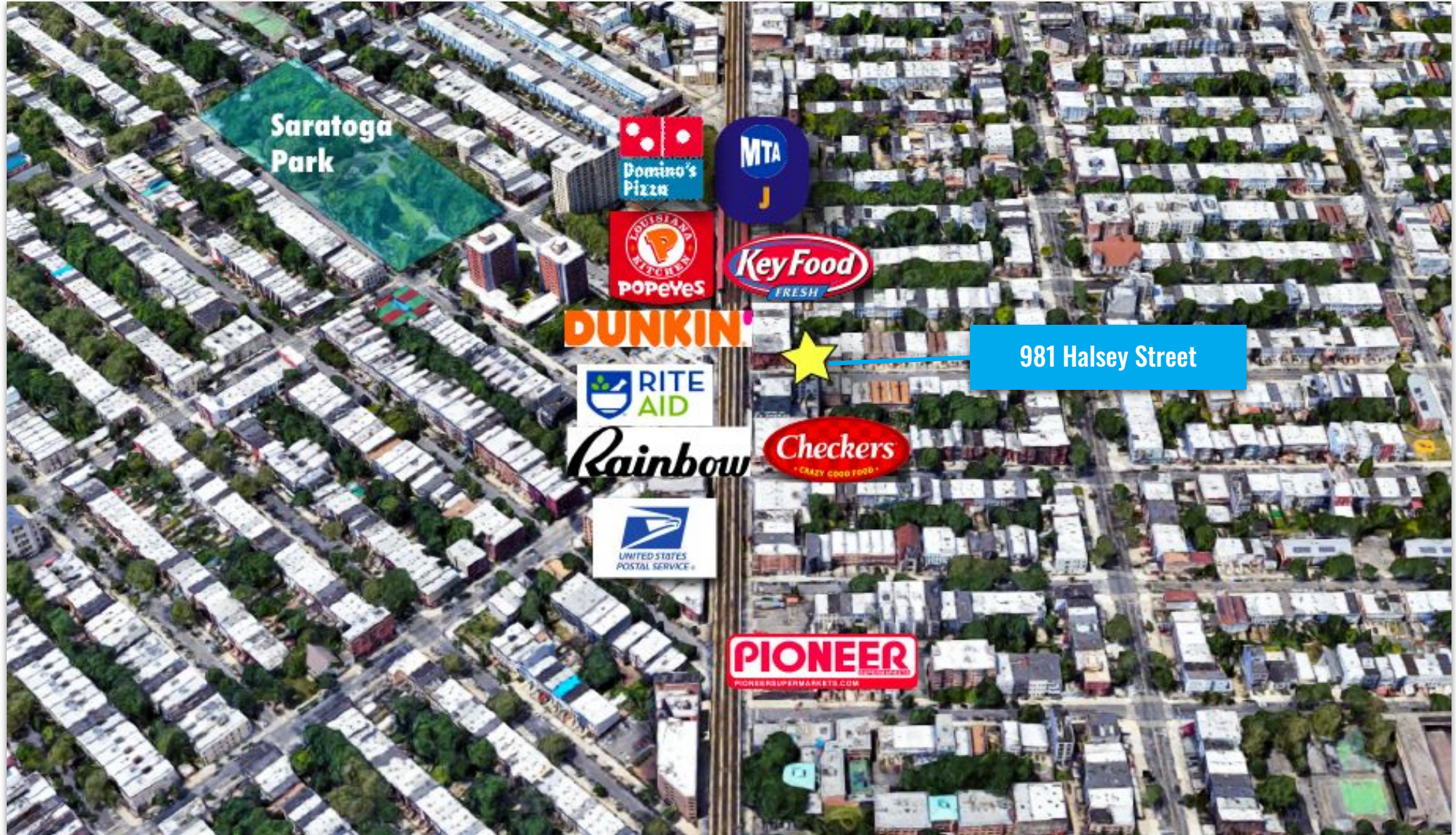
Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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RETAIL AERIAL



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TAX LOT MAP



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ZONING OVERVIEW

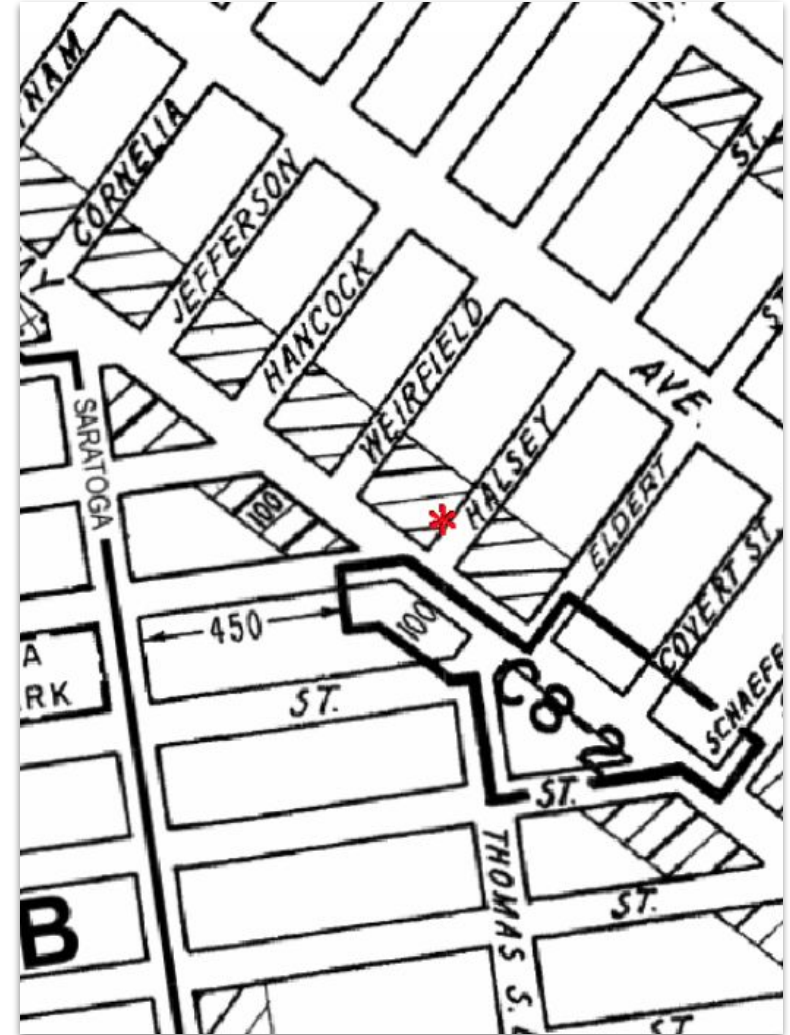
C1 & C2 (C1-1, C1-2, C1-3, C1-4, C1-5) & (C2-1, C2-2, C2-3, C2-4, C2-5) - C1-1 through C1-5 and C2-1 through C2-5 districts are mapped as commercial overlays within residence districts. They are mapped along streets that serve the local retail needs of the surrounding residential neighborhood, and are found extensively throughout the city's lower- and medium-density areas, and occasionally in higher-density areas.

Typical retail uses include grocery stores, restaurants and beauty parlors, catering to the immediate neighborhood. C2 districts permit a slightly wider range of uses - such as funeral homes and repair services - than C1 districts. In mixed residential/commercial buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

Overlay districts are distinct from other commercial districts in that residential bulk is governed by the residence districts within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. However, when residences are constructed in any commercial district, certain regulations that apply in residence districts are waived, such as front and side yard requirements. Unless otherwise indicated, the depth of overlay districts ranges from 100 to 200 feet.

Generally, the lower the numerical suffix, the more off-street parking is required. For example, in C1-1 districts, typically mapped in outlying areas of the city, a large food store would require one parking space for every 100 square feet of floor area, whereas no parking would be required in C1-5 districts, which are well served by mass transit.

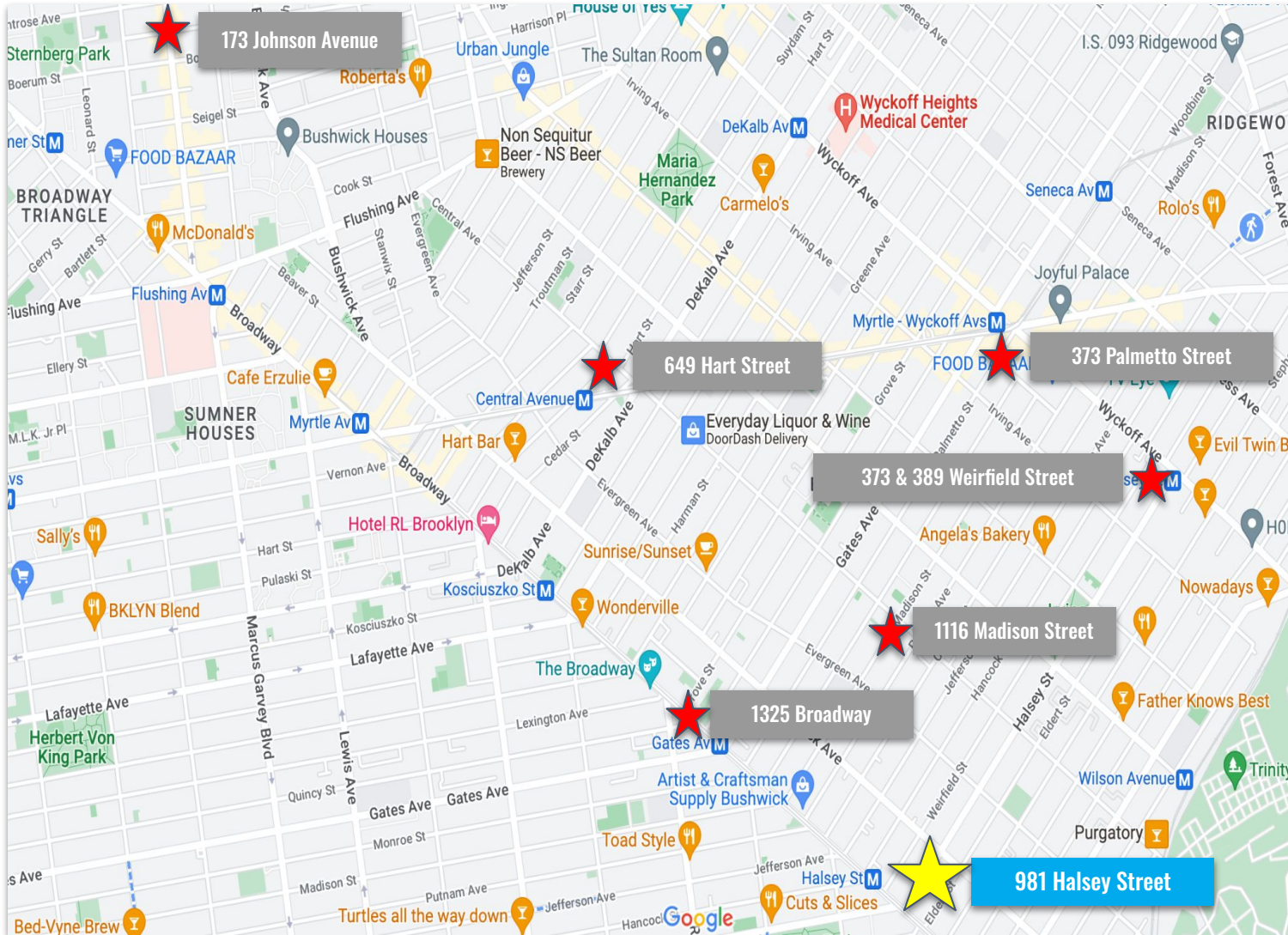


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SURROUNDING NEW DEVELOPMENTS



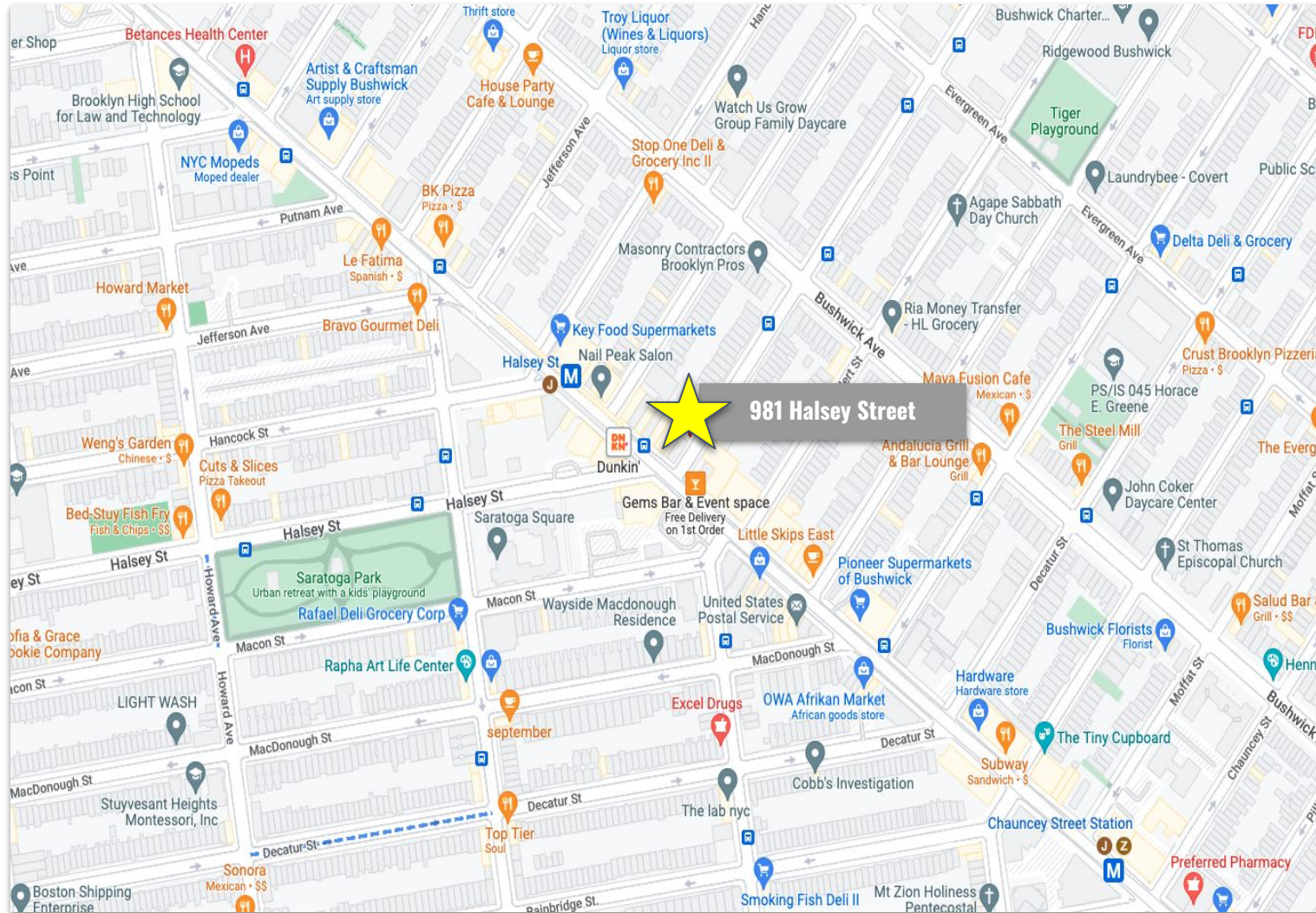
- **1116 Madison Street**
(Permits Filed)
4-Story Residential Building
10 Units
Proposed: 8,790 SF
- **378 & 389 Weirfield Street**
(Under Construction)
5- & 12-Story Residential Buildings
105 Units
Proposed: 98,526 SF
- **373 Palmetto Street**
(Completed)
5-Story Residential Condo Building
8 Units
- **1325 Broadway**
(Permits Filed)
7-Story Mixed-Use Building
38 Units
Proposed: 30,776 SF
- **173 Johnson Avenue**
(Completed)
7-Story Residential Building
52 Units
- **649 Hart Street**
(Permits Filed)
5-Story Mixed-Use Building
42 Units + Community Facility
Proposed: 27,875 SF

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NEIGHBORHOOD MAP



Nearby Retail

- Key Food Supermarkets
- Pioneer Supermarkets of Bushwick
- Artist & Craftsman Supply
- Rite Aid
- Rainbow Shops
- Pigeons on Broadway
- Organic Fresh Market
- Antiques on Bushwick
- Troy Liquor

Nearby Eateries

- Popeyes
- Domino's Pizza
- Checkers
- Little Skips East
- Le Fatima
- BK Pizza
- Maya Fusion Cafe
- Subway
- The Steel Mill
- Bed-Stuy Fish Fry

Amenities/Attractions

- J, Z Trains
- Saratoga Park
- Blink Fitness