



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



Prime Bushwick 6-Unit Multi Family For Sale

5,400 SF • 5/6 Free Market

393 Bleecker Street • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Harry Bouzaglou
📞 718.437.6100
harry.b@tristatecr.com



Location Overview

Located in the Bushwick neighborhood of Brooklyn between Wyckoff Ave & St Nicholas Ave. Bushwick is one of the fastest growing neighborhoods in New York City. It's a quickly evolving industrial area characterized by colorful street art and converted warehouses that house artist studios, coffee shops, and thrift stores. There are restaurants from all over the world, and a funky nightlife scene that thrives in its bars and clubs. With easy access to public transportation and proximity to other popular Brooklyn neighborhoods.

Nearest Transit: L & M trains at Myrtle - Wyckoff Ave and the B13, B52, B54, B38, & Q55 bus lines.

Nearby tenants include Dunkin', McDonald's, Burger King, FOOD BAZAAR, Mattress Firm, White Castle, Taco Bell, Cinnabon, Planet Fitness, Popeyes Louisiana Kitchen, Walgreens Pharmacy, Blink Fitness Bushwick, Capital One Bank, CVS, and more!

Main Highlights

- ▶ Turn-key
- ▶ Fully renovated
- ▶ Tax class 2A
- ▶ 6 unit multifamily building
- ▶ 5 free market units
- ▶ 1 rent stabilized
- ▶ Current CAP: 6.4%
- ▶ Occupancy Rate: 100%



5,400 SF

Total Building Size



2,500 SF

Lot Size



6

Number of Units



R6

Zoning

FOR SALE • 6 Units • 5,400 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Harry Bouzaglou
📞 718.437.6100
harry.b@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Additional Photos

393 Bleecker Street, Brooklyn , NY 11237



FOR SALE • 6 Units • 5,400 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Harry Bouzaglou
📞 718.437.6100
harry.b@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Current Rent Roll Breakdown

Unit #	Sq Ft	Type	Lease Term	Actual Base Rent			Unit Status	
				To Date	Per Mo.	Per Yr.		Per SF
1L	1,000	3 bed/ 1.5 bath	07/31/25		\$3,800	\$45,600	\$46	Free Market
1R	1,000	3 bed/ 2.5 bath	04/30/25		\$3,550	\$42,600	\$43	Free Market
2L	875	2 bed/ 1 bath	11/30/24		\$2,800	\$33,600	\$38	Free Market
2R	875	3 bed/ 2 bath	04/30/25		\$3,125	\$37,500	\$43	Free Market
3L	875	2 bed/ 1 bath	06/30/25		\$2,650	\$31,800	\$36	Free Market
3R	875	2 bed/ 1 bath	08/31/25		\$1,253	\$15,036	\$17	Rent Stabilized
Totals	5,500				\$17,178	\$206,136	\$37	

Actual Revenues:

Actual Base Rent 206,136.00

Total Revenues 206,136.00

Operating Expenses

Real Estate Tax \$11,359.00

Insurance \$6,500.00

Electric \$600.00

Utilities \$3,000.00

Repairs \$5,000.00


Management \$6,802.00


Total Expenses 33,261.00



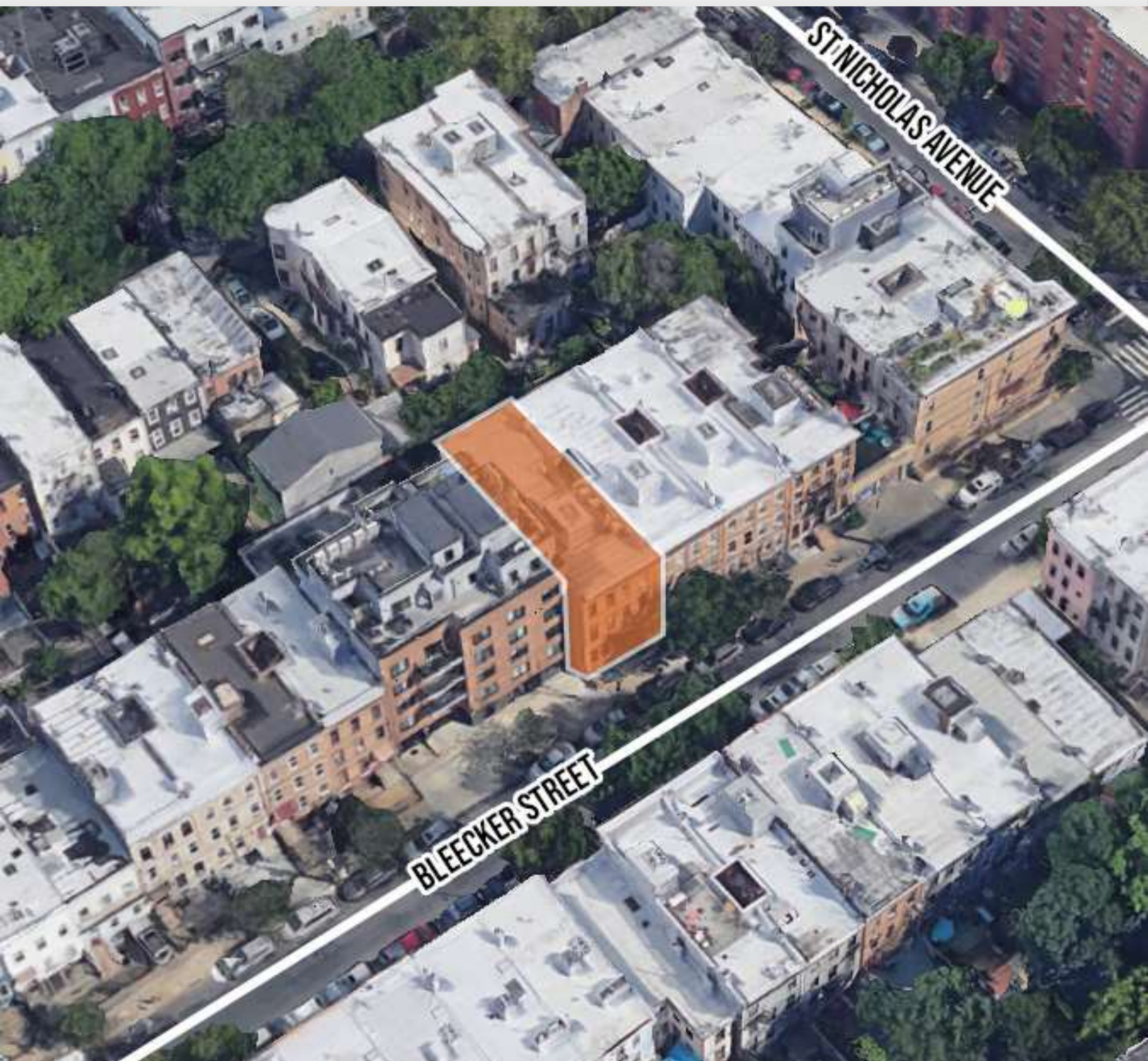
FOR SALE • 6 Units • 5,400 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 **718.437.6100**
 sb@tristatecr.com

Harry Bouzaglou
 **718.437.6100**
 harry.b@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



FOR SALE • 6 Units • 5,400 SF • For Pricing

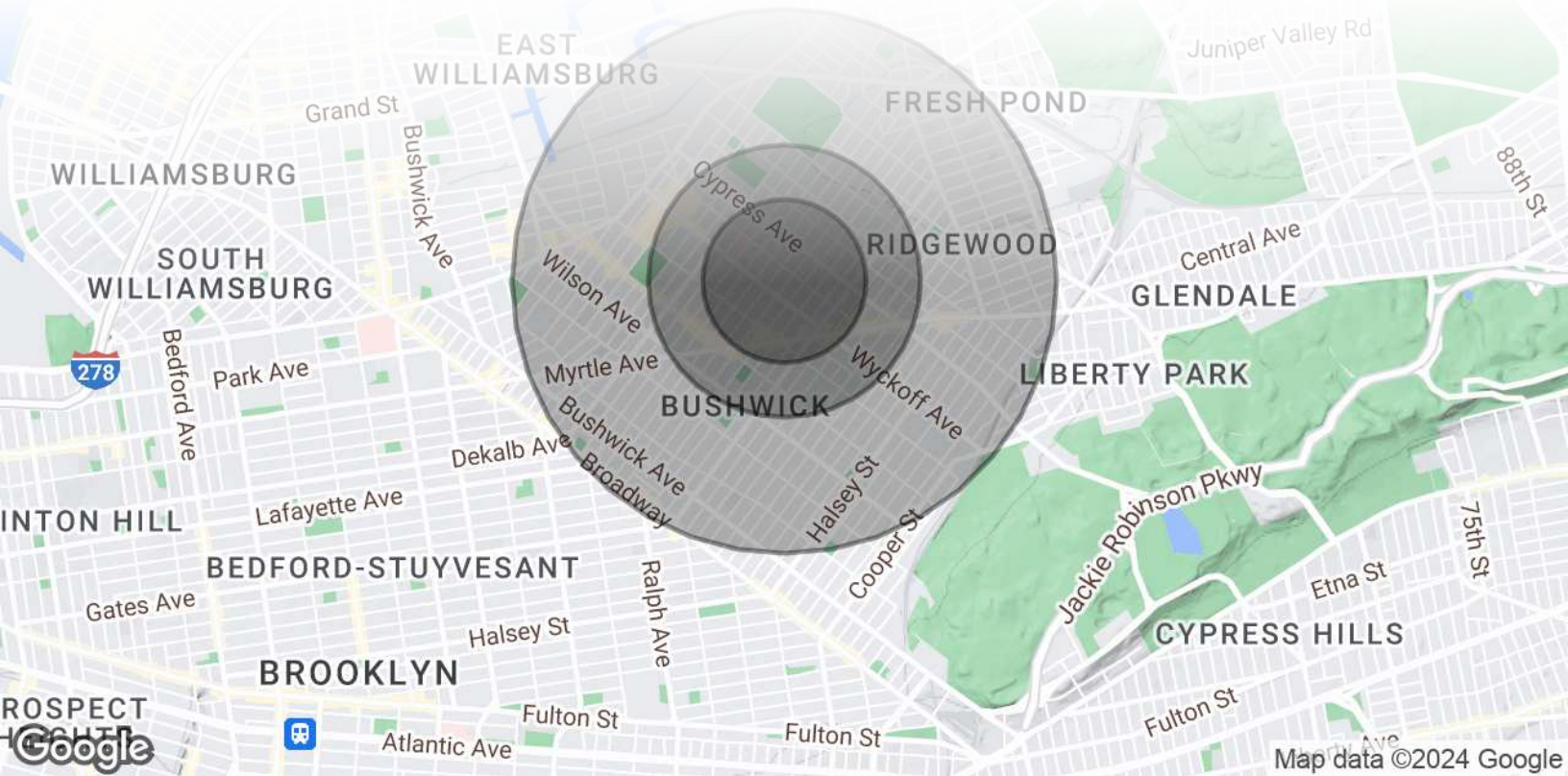
Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Harry Bouzaglou
☎ 718.437.6100
harry.b@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

393 Bleecker Street, Brooklyn , NY 11237



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	15,049	49,019	157,884
Average Age	35	36	37
Average Age (Male)	35	35	36
Average Age (Female)	36	36	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,335	17,707	57,756
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$104,873	\$101,511	\$100,396
Average House Value	\$1,176,177	\$1,012,275	\$1,044,342



157,884

People within 1 Mile



\$100,396

Avg Household Income

FOR SALE • 6 Units • 5,400 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 📞 718.437.6100
 sb@tristatecr.com

Harry Bouzaglou
 📞 718.437.6100
 harry.b@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



FOR SALE • 6 Units • 5,400 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Harry Bouzaglou
 ☎ 718.437.6100
 harry.b@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

For Sale



TriStateCR.com

Prime Bushwick 6-Unit Multi-Family For Sale

6 Units • 5,400 SF • For Pricing **Call: 718-437-6100**

393 Bleecker Street • Brooklyn • NY

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Harry Bouzaglou
📞 718.437.6100
harry.b@tristatecr.com

