



1118 BEDFORD AVE

Bedford Stuyvesant Mixed Use Building

One Fully Built Out Ground Floor Commercial Space with Cellar
Two 2 bed / 2 bath Residential Units (1 with back deck)



Property Information

Located Between:	Quincy Street & Gates Ave
Block / Lot:	1974 / 26
Building Class:	S2
Zoning:	R6A, C2-4
Built:	21 x 66.83 +/- * Ground floor & cellar *
Lot:	21.25 x 66.83
Building SF:	3,284 +/- * Not including cellar *
Lot SF:	1,420 +/-
Unused FAR:	980 SF +/-

Annual Income/Expense Summary

Projected Rents	\$177,000 +/-
RE Taxes:	\$11,091 +/-
Insurance:	\$4,500 +/-
Electric:	\$1,200 +/-
Water/Sewer:	\$4,000 +/-
Misc:	\$1,500 +/-

For Sale: \$2,500,000

Prime Portfolio Property or Owner-User Opportunity. 1118 Bedford Ave is a large 21-foot-wide mixed-use building on coveted Bedford Ave surrounded by restaurants, coffee shops, bakeries, bars, grocery stores, the YMCA, etc.... The building has a fully built-out ground floor commercial space & cellar (66 ft +/- deep) and two 2 bed / 2 bath residential units (1 with a private back deck). The commercial unit is roughly 1,400 SF +/- on the ground floor and has another 1,000 + SF in the fully finished cellar. The commercial space is heated/cooled by HVAC on the ground floor, and there is a split unit in the cellar. Residential units are independently metered and have their own furnaces and hot water tanks. The building has 4 electric meters, 3 gas meters, and 1 water meter.

The Dima Lysius Team @ The Corcoran Group

Licensed Associate Real Estate Broker

Joseph Dima / Josiane Lysius

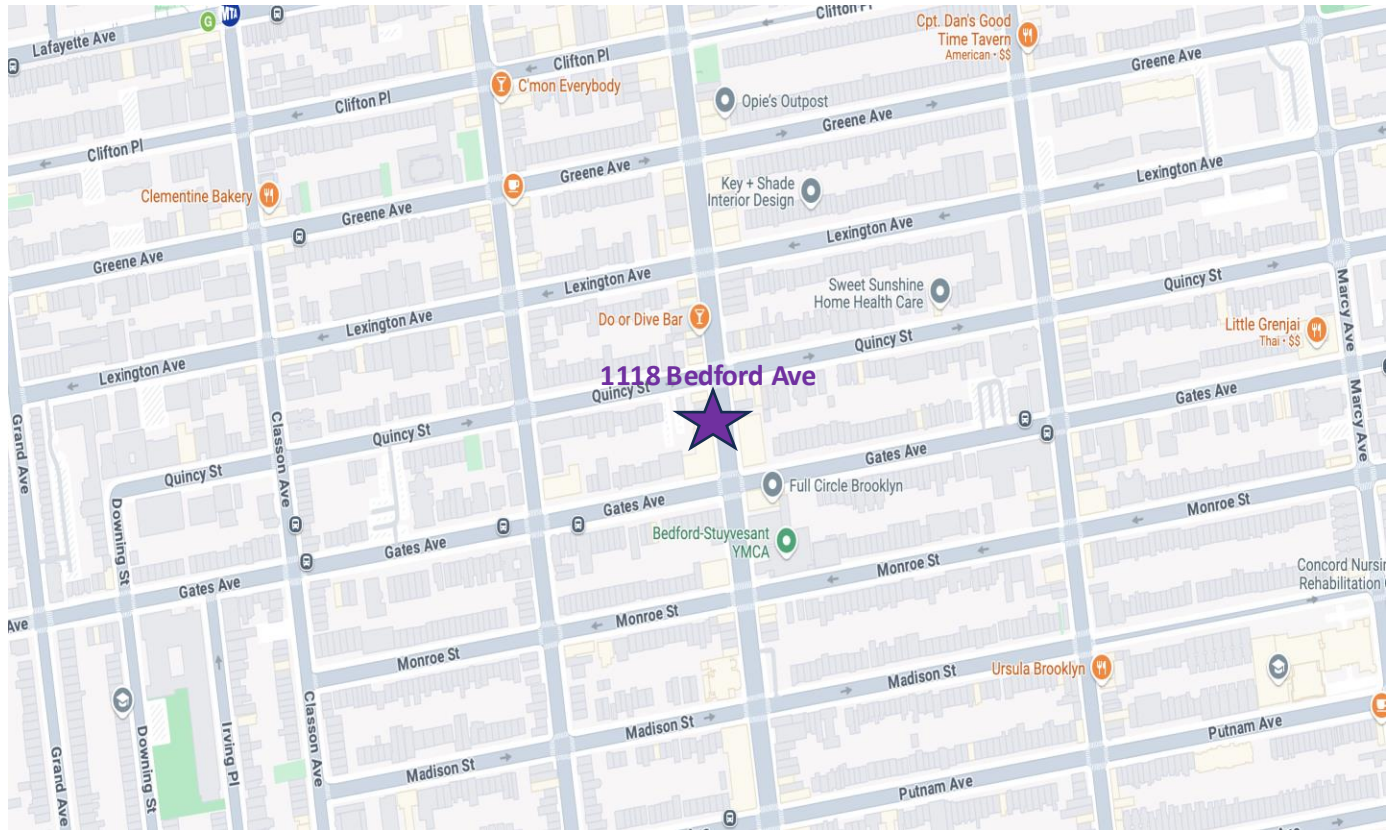
917.923.0120 / 917.817.8944

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Nearby Businesses/Amenities on Bedford Ave

- Bedford Stuyvesant YMCA
- Izakaya Tenzo (Japanese Restaurant)
- Playground Coffee Shop
- Metropolitan City Market
- Brooklyn Tequila & Taco Bar
- Do or Dive Bar
- Dynaco (Bar)
- King of the Sea (Seafood Restaurant)
- CUP (Coffee Uplifts People)
- The Holistic Home Co (Massage Spa)
- Lucy's Vietnamese (Restaurant)
- Regina's Grocery (Italian Food)
- Home Frite (Burger Restaurant)
- Greenberg's Bagels

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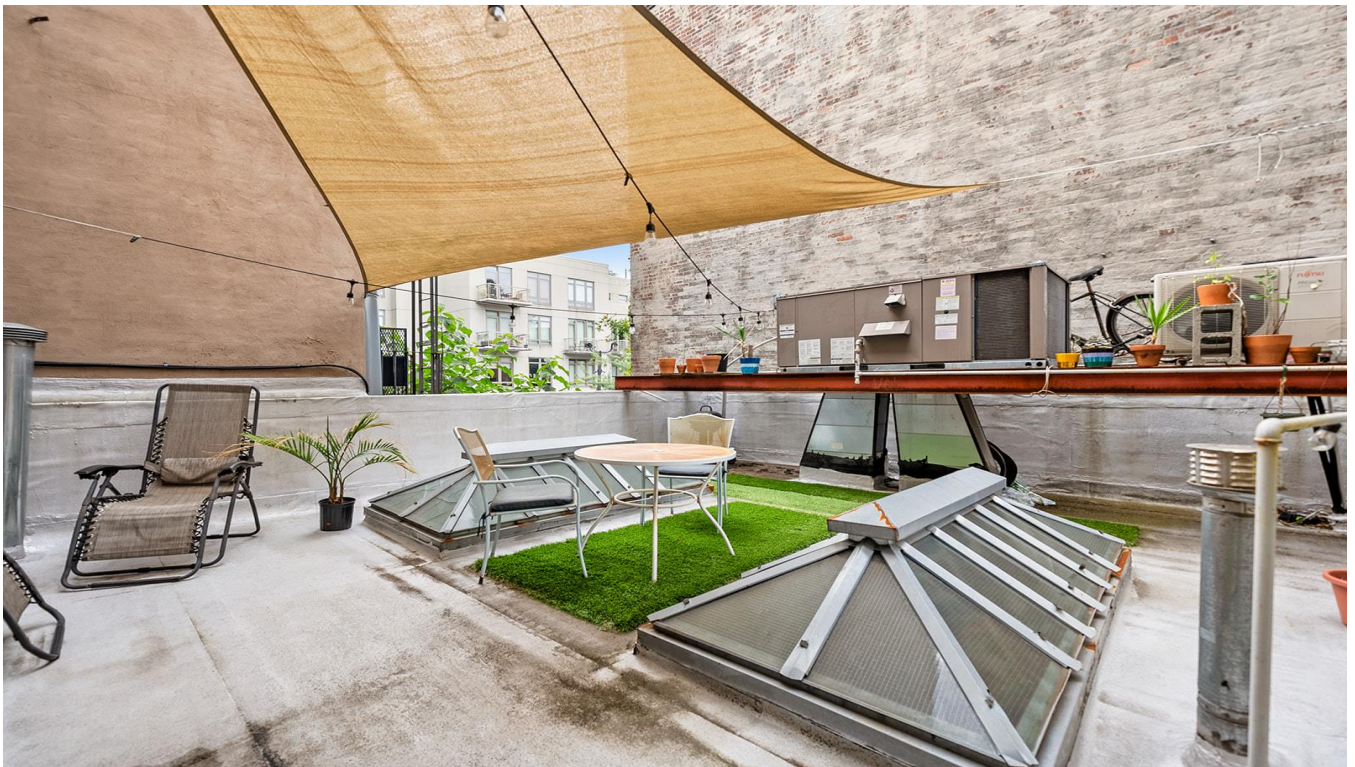
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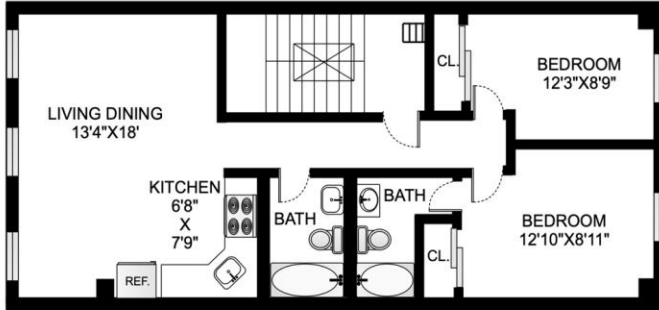




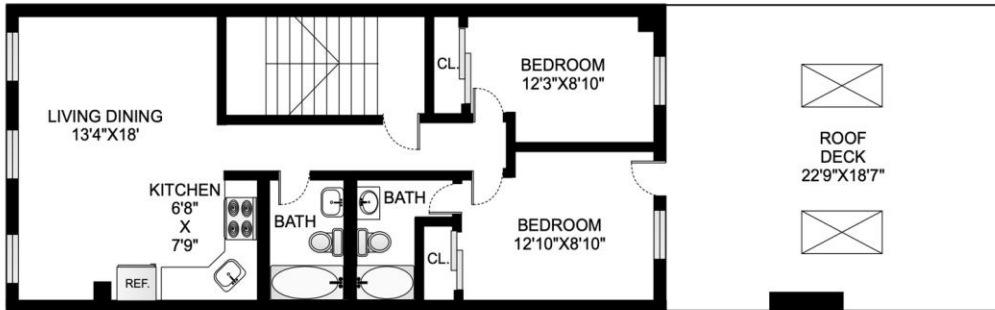
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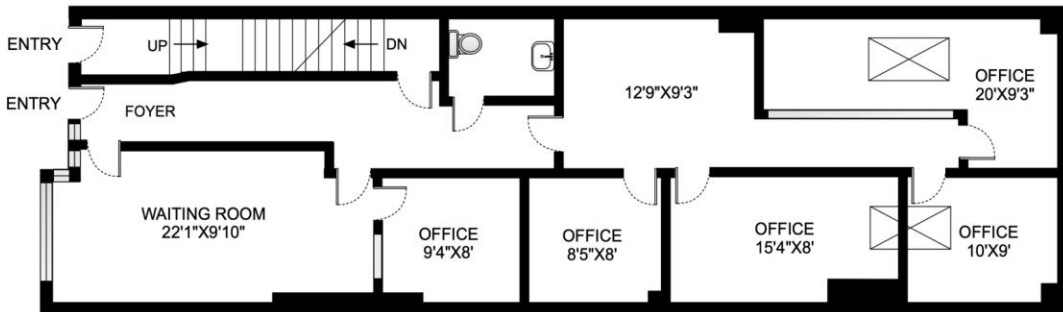
THIRD FLOOR



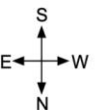
SECOND FLOOR



FIRST FLOOR



BASEMENT





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Income / Expenses

CURRENT

Commercial Unit

Mustard Seed Counseling \$ 5,750.00

Residential Units

1st Floor (2 bed/2 bath w/ back deck) \$ 3,000.00

2nd Floor (2 bed/2 bath) \$ 3,000.00

Current Monthly Total \$ 11,750.00

Current Gross Annual \$ 141,000.00

Estimated Annual Expenses

Real Estate Taxes \$ 11,091.00

Insurance \$ 4,500.00

Con Ed (Electric) \$ 1,200.00

Water/Sewer \$ 4,000.00

Misc \$ 1,500.00

Annul Expenses \$ 22,291.00

Net Operating Income \$ 118,709.00

PROJECTED

Commercial Unit

1,436 SF + * \$55 PPSF +/- \$ 6,500.00

**** not including basement usage PPSF**

Residential Units

1st Floor (2 bed/2 bath w/ back deck) \$ 4,250.00

2nd Floor (2 bed/2 bath) \$ 4,000.00

Current Monthly Total \$ 14,750.00

Current Gross Annual \$ 177,000.00

Estimated Annual Expenses

Real Estate Tax \$ 11,091.00

Insurance \$ 4,500.00

Con Ed (Electric) \$ 1,200.00

Water \$ 4,000.00

Misc \$ 1,500.00

Annul Expenses \$ 22,291.00

Net Operating Income \$ 154,709.00

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