



3,600 SF Multi-family Building for Sale

1242 Putnam Avenue | Brooklyn, NY



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Bushwick | Brooklyn, NY 11221

Between Central and Evergreen Avenues

PROPERTY OVERVIEW

Block/Lot	3375/026
Property Type	Multi-family
Units	3
Lot Size	2,000 SF
Lot Dimensions	20' x 100'
Building SF	3,600 SF
Building Dimensions	20' x 45'
Max Buildable	4,860 BSF
Existing FAR Max FAR & Air Rights	1.35 2.43
Zoning	R6
Real Estate Tax	\$3,014/Annum

PROPERTY HIGHLIGHTS

- Brand New to Market
- Fully gutted renovated 3-Family Brick Townhouse built in 1910
- Delivered Vacant & Turn Key
- Located in an opportunity zone
- Live in the spacious owner's duplex w/backyard and rent the other two units for income
- Or rent the entire property and enjoy a 6.7% projected cap rate while the property appreciates

NEW PRICE: \$2,250,000
EXCLUSIVE OFFER



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FULLY RENOVATED 3-FAMILY BRICK TOWNHOUSE

ADDITIONAL NOTES

- Bedrooms: 6
- Bathrooms: 6.5
- 3 HVAC furnaces & condensers, 3 hot water heaters, 3 gas meters, 4 electric meters
- Central HVAC with Nest WiFi thermostats
- Fully equipped kitchens with matte black granite counters, large islands, green tile backsplash, and full sized appliances by GE
- Whirlpool full sized washer / dryer (gas) in each unit (vented out)
- Video intercom
- Plumbing fixtures by Kohler & Delta
- Bluetooth bathroom speakers
- High ceilings on all floors
- 8ft hardwood interior doors & moldings
- Excellent closet space in each unit
- Hardwood natural oak floors
- LED lighting throughout
- HD security cameras
- Wired for TV and internet in each room
- Oversized private outdoor spaces for each unit
- Sound proofing between floors
- New roof, windows, insulation, plumbing, electrical, etc



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FINANCIAL DETAILS

PROJECTED RENTAL INCOME

Unit 1	2Bed 2.5Bath duplex with private backyard	\$5,000
Unit 2	2Bed 2Bath with private terrace	\$4,000
Unit 3	2Bed 2Bath with private roof	\$4,500
Total Monthly		\$13,500
Total Yearly		\$162,000

APPROXIMATE YEARLY EXPENSES

Taxes	\$3,014
Insurance	\$3,600
Water & Sewer	\$1,950
Garbage, Maintenance & Cleaning	\$1,800
Electrical	\$480
Gas	\$0
Repairs	\$1,500
Total Yearly	\$12,344

Net Operating Income (projected) \$149,656



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BUSHWICK VICINITY

Bushwick's charm lies not only in its physical landscape but also in the vibrant tapestry of its residents and businesses. Its industrial past still echoes through the warehouse lofts and factories converted into art spaces and studios, contributing to the neighborhood's creative energy. Yet, amidst this evolution, a strong sense of community remains palpable.

The neighborhood's borders may be somewhat fluid, but its identity is unmistakable. From the traditional boundaries marked by streets like Flushing Avenue to the less-defined edges where Bushwick blends seamlessly with neighboring areas, there's a feeling of inclusivity that defines the area. It's a place where people from various backgrounds come together, drawn by its unique character and opportunities.

The residential streets, with their mix of row houses, lofts, and brownstones, reflect this diversity. Each block tells a story, showcasing the neighborhood's rich history and the people who call it home. Bushwick is more than just a trendy hotspot; it's a community where connections are forged, ideas are born, and creativity thrives.

Close to M, L subway lines at Myrtle-Wyckoff and J, Z lines at Gates Avenue.

Tons of food, entertainment, cafes in the area including Bushwick Burger Co., Father Knows Best, Caffeine Underground, Eden Juice & Smoothie Bar, and more. Just a short uber/bike ride away to Ridgewood and Bedford-Stuyvesant.



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FOR MORE INFORMATION,
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