



430 Bleecker St, Brooklyn, NY

6 Unit Residential Building in Bushwick | Exclusive



EXCLUSIVE OFFERING

PROPERTY INFORMATION

ADDRESS	430 Bleecker Street
CITY	Brooklyn, NY 11237
NEIGHBORHOOD	Bushwick
BLOCK/LOT	03312-0022
LOT SIZE	2,550 SF (25.5ft x 100ft)
BUILDING SIZE	5,355 SF (25.5ft x 70ft)
TYPE	3-Story Walkup
ZONING FAR	R6 2.20 (2.10 Built)
UNITS	6 Units
STATUS	All RS
OCCUPANCY	Fully Occupied

INCOME & EXPENSES

INCOME

Base Rent	\$143,623
Total Income	\$143,623

EXPENSES

Real Estate Taxes (2A)	\$12,589
Water & Sewer	\$7,995
Insurance	\$9,151
Heating	\$7,162
Electric	\$742
Maintenance & Repairs	\$9,000
Management	\$4,300
Total Expenses	\$50,939

NET OPERATING INCOME

Net Operating Income	\$92,684
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DESCRIPTION

This 3-story walkup is located in the Bushwick neighborhood of Brooklyn. The building is 5,355 square feet consisting of 6 stabilized apartments. Located near the corner of Bleecker St and Cypress Ave, this property is only steps away from restaurants, shops, markets, schools, parks, Myrtle Ave, and the L and M train. (YG)

ASKING PRICE: \$1,200,000

For More Info Call: (212) 221-2456

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RENT ROLL

UNIT	STATUS	LXP	MONTHLY RENT	ANNUAL RENT
Apt. 1L	Rent Stabilized	12/31/27	\$1,124.46	\$13,493.52
Apt. 1R	Rent Stabilized	2/28/27	\$2,176.55	\$26,118.60
Apt. 2L	Rent Stabilized	7/31/26	\$2,397.47	\$28,769.64
Apt. 2R	Rent Stabilized	9/30/27	\$1,873.69	\$22,484.28
Apt. 3L	Rent Stabilized	1/31/28	\$2,011.14	\$24,133.68
Apt. 3R	Rent Stabilized	1/31/27	\$2,385.26	\$28,623.12
Total			\$11,968.57	\$143,622.84

IMAGES



AREA MAPS

