



# 1501 BROADWAY

BROOKLYN | NEW YORK

- BUSHWICK -

Mixed-Use | 4 Apartments | 1 Commercial

Marcus & Millichap  
THE PETERS TEAM



# SUMMARY OF TERMS

## INTEREST OFFERED

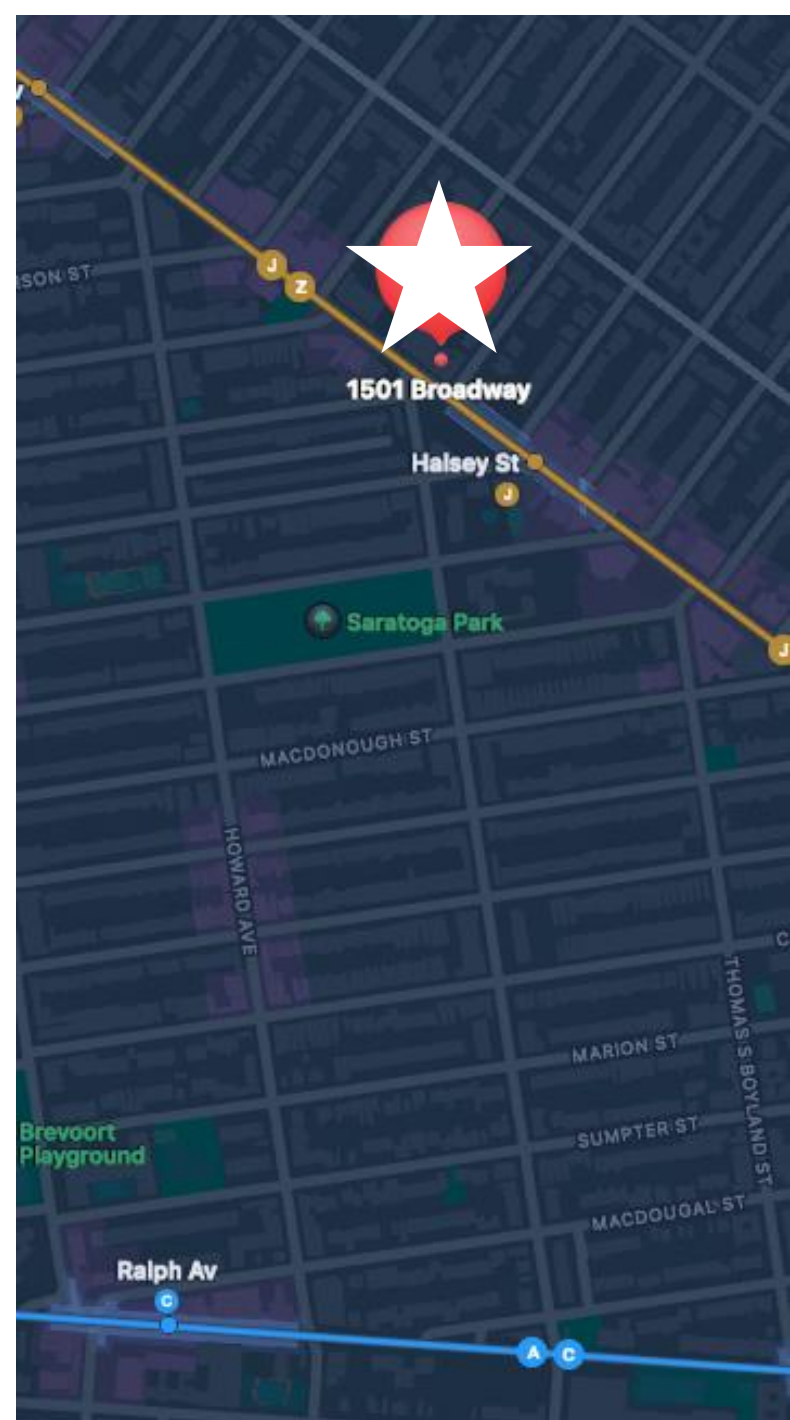
The Peters Team with Marcus & Millichap presents the fee simple interest in 1501 Broadway, a 5-Unit, Mixed-Use Property in the Bushwick Neighborhood of Brooklyn, NY 11221

## TERMS OF SALE

Property is being offered free and clear of existing debt or Liens. Any Fines and Fees will be paid by owner. All other terms are (As-Is).

## PROPERTY TOURS

All property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.





1501 BROADWAY, BROOKLYN, NY

# Investment Overview

FULLY OCCUPIED – MIXED-USE BUILDING

Matthew Peters, Leader of The Peters Team at Marcus & Millichap, and Michael Ettedgui, are pleased to present the exclusive listing for the property located at **1501 Broadway**, in the Bushwick section of Brooklyn, NY.

## Property Details:

- **Stories:** 4 + Basement
- **Dimensions:** 25 feet wide along Broadway & 80 feet deep
- **Lot Size:** 25 feet by 80 feet.
- **Block:** 03380; **Lot:** 0003
- **Square Footage:** Approximately 7,625 square feet
- **Tax Class:** 2A (Protected)
- **Status:** Free Market

## Layout:

- **Basement:**
  - Mechanicals | Room For Storage | 2 Bathrooms | Office
- **Ground Floor:**
  - 1 Commercial Unit
  - Convenience Store – 1,500 SF
  - 5% Increases After 2026
- **Second Floor:**
  - 1 Apartment- Unit 2
    - Floor Through Apartment – 1,600 SF
    - Private Patio
    - 4 Bedroom | 1 Bathroom
- **Third Floor:**
  - 2 apartments – Units 3R | 3L
    - 3R - 2 Bedroom | 1 Bathroom – 800 SF
    - 3L – 2 Bedroom | 1 Bathroom – 800 SF
- **Fourth Floor:**
  - 1 Apartment- Unit 4
    - Floor Through Apartment – 1,600 SF
    - 4 Bedroom | 2 Bathroom

## Investment Opportunity:

- The building is currently cash flowing w/ 4 Free Market units & 1 Commercial
- Room to Increase Rents, Separate Heat & Add Bedrooms or Additional Units
- Potential to Split Floor Through Units & Duplex 3<sup>rd</sup> Floor Units into 2<sup>nd</sup> & 4<sup>th</sup> Floors

## Location:

- Located in Bushwick, Brooklyn, NY
- Within walking distance to the J & Z Train Lines

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PRIMARY LOCATION

BUSHWICK

GROSS SQUARE FEET

7,625

NUMBER OF STORIES

FOUR + BASEMENT

NUMBER OF UNITS

FIVE

TRANSPORTATION

J, Z



# BROADWAY

BROOKLYN, NEW YORK



## 1501 Broadway

5-Unit | Mixed-Use Building  
4 FM Units | 1 Store  
Approx. 7,625 Gross SF  
Lot Size – 2,000 SF  
4 Stories + Basement

## Property Description

City/State/Zip	Brooklyn, NY 11221
Neighborhood	Bushwick
Block & Lot	03380 - 0003
Tax Class	2A (Protected)
Frontage	25' on Broadway
Building Dimensions	25' x 80'
Lot SF	2,000
Zoning	R6, C1-3
Gross Square Feet	7,625 SF
Stories	4 + BSMT
Units	5
Annual Tax Bill	\$24,941
Transportation	J, Z Train



*1501 Broadway*

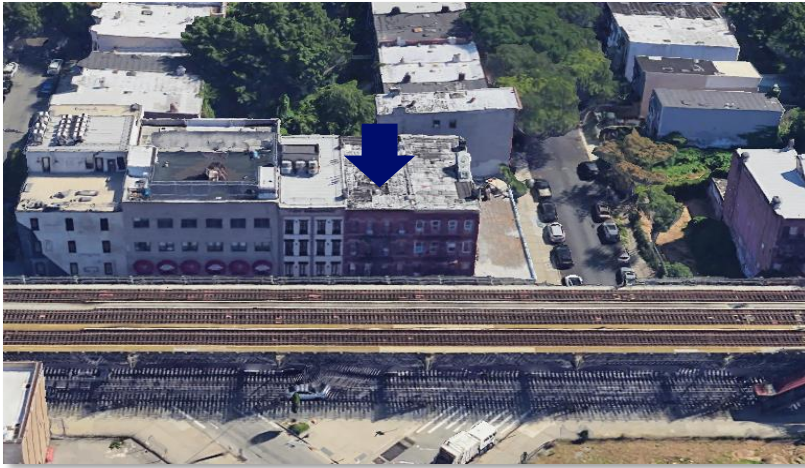
## INVESTMENT HIGHLIGHTS

- 4-Story Building | Approx. 7,625 Gross Square Feet
- Offers 4 Free Market Units | 1 Commercial Unit
- Walking Distance to Multiple Transit Options
- Strong Foot Traffic
- Unutilized Basement | Large Units | Opportunity to Add Rooms or Units

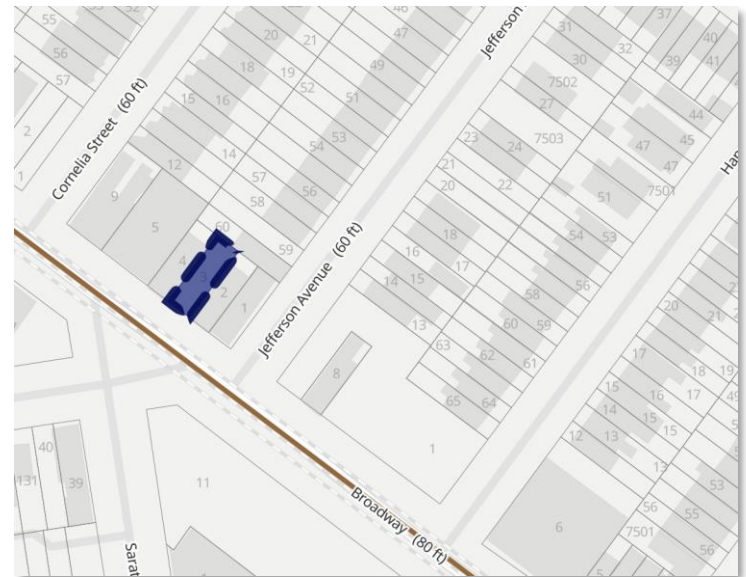


# Property Location

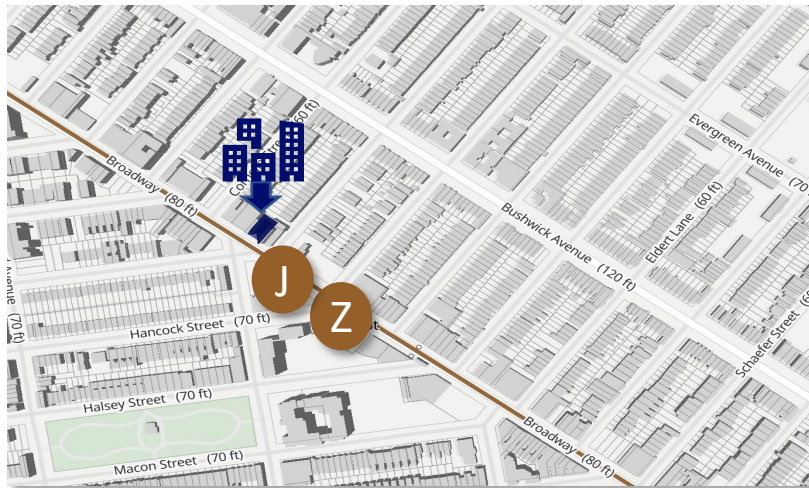
Aerial Satellite Image of Property



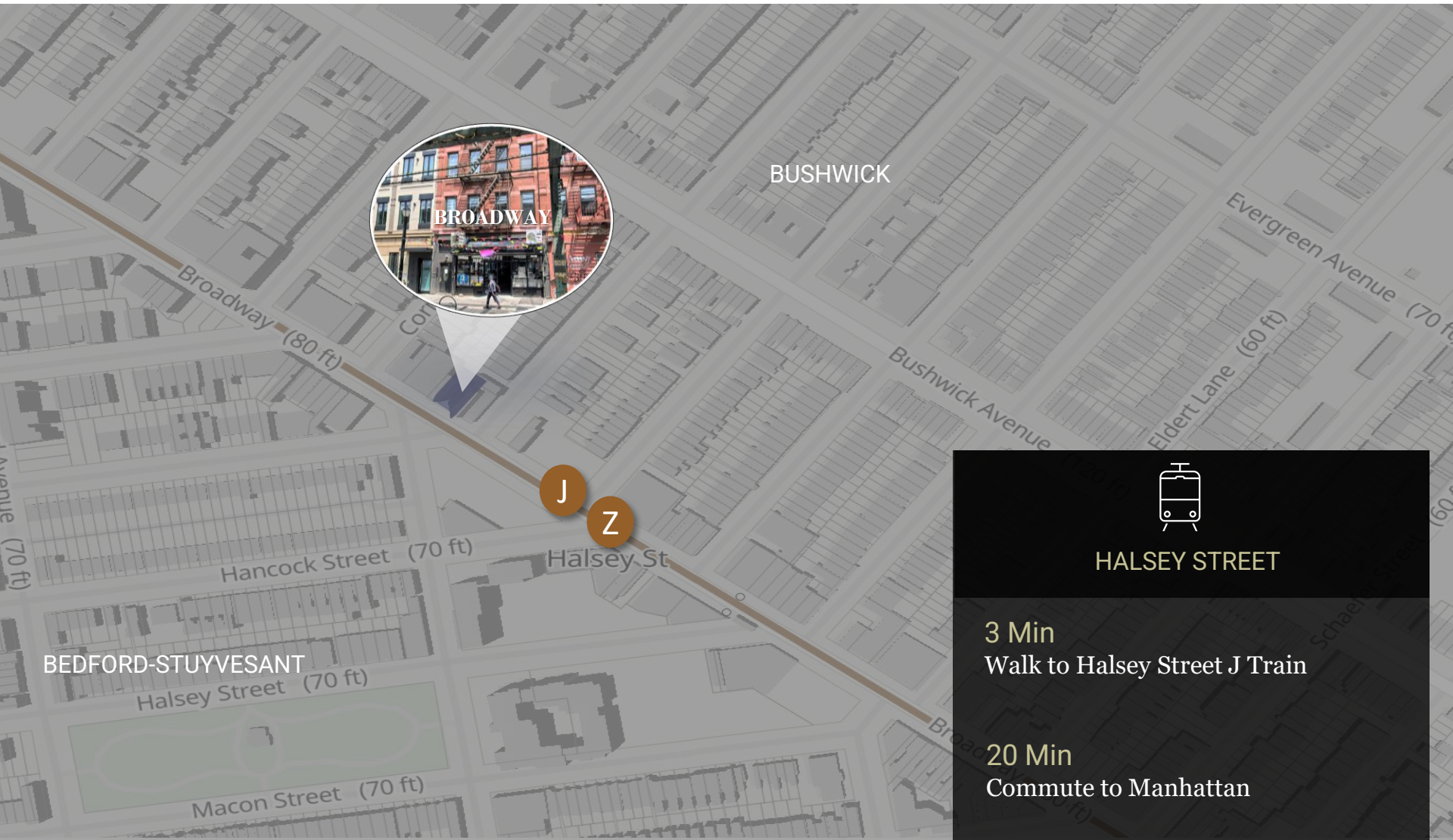
Block & Lot of Property



Transit Map of Local Trains



# Property Location



  
HALSEY STREET

3 Min  
Walk to Halsey Street J Train

20 Min  
Commuter to Manhattan



# BROADWAY

7,625

Gross Building Square Feet

5

Units

2,000

Lot Size

4 + BSMT

Stories

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# OFFERING PRICE

4 APARTMENTS | 1 COMMERCIAL

**\$2,750,000**

**\$360**

PRICE / SF

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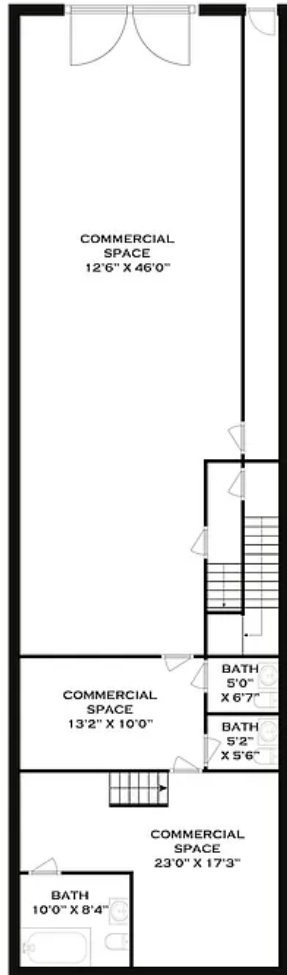
\*ADDITIONAL PICTURES UPON REQUEST OR STREETEASY



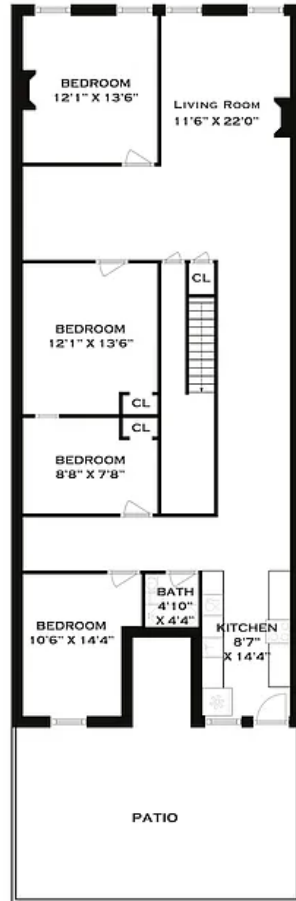


## 1501 BROADWAY

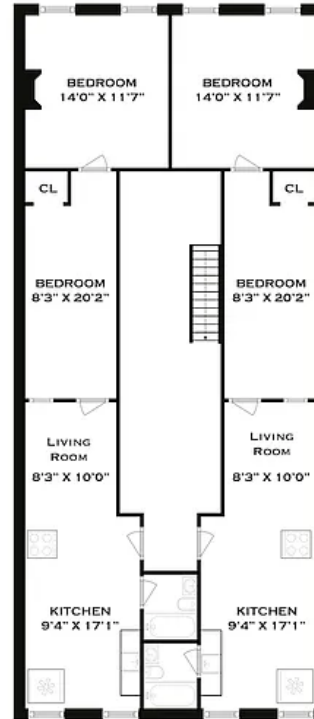
FIRST FLOOR



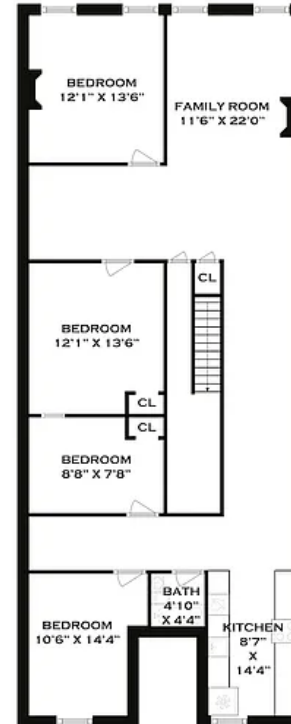
SECOND FLOOR



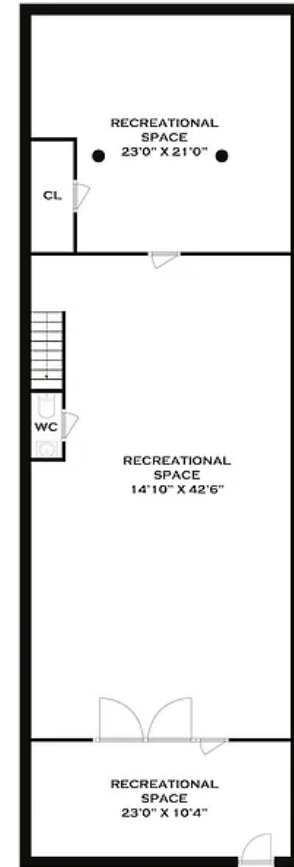
THIRD FLOOR



FORTH FLOOR



BASEMENT





# PROPERTY PHOTOS – RETAIL UNIT

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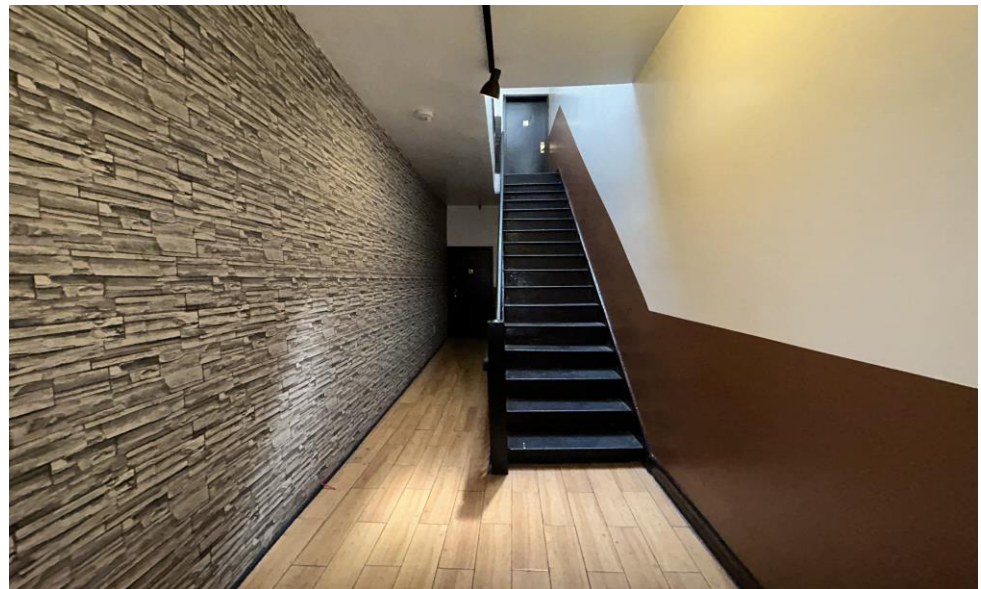




# PROPERTY PHOTOS – BASEMENT & MECHANICALS









# MARKET OVERVIEW

## BUSHWICK

BROOKLYN | NEW YORK

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### BUSHWICK

Bushwick is a vibrant and evolving neighborhood located in northern Brooklyn, New York City, bounded by Flushing Avenue to the south, Queens to the north and east, and the Cemetery of the Evergreens to the west. It is well-connected by public transportation, with numerous subway and bus lines running through the area. The property is conveniently located near the L subway line at the Jefferson Street and Morgan Avenue stations, as well as the J, M, and Z lines at the Myrtle Avenue and Kosciuszko Street stations.

### PARKS

Bushwick boasts several green spaces and parks that provide residents with recreational opportunities. Notable parks in the area include:

- **Maria Hernandez Park:** A central hub in Bushwick, offering playgrounds, basketball courts, and plenty of green space for picnics and relaxation.
- **Irving Square Park:** A smaller park perfect for children with its playground and for residents seeking a quieter environment.
- **Heisser Triangle:** A pocket park that serves as a community gathering space and features local art installations.

### ATTRACTIONS

Bushwick is a dynamic neighborhood known for its arts, culture, and vibrant community. Key attractions include:

- **Bushwick Collective:** An outdoor street art gallery featuring murals by artists from around the world.
- **House of Yes:** A renowned venue for nightlife, known for its eclectic performances and events.
- **Roberta's Pizza:** Famous for its artisanal pizzas and a must-visit for food enthusiasts.
- **Brooklyn Cider House:** A unique venue offering cider tastings and delicious farm-to-table meals.
- **Knickerbocker Avenue:** A bustling street with diverse shops, cafes, and local businesses.

### UNIVERSITIES

Bushwick is near several universities and colleges. Notable nearby institutions include:

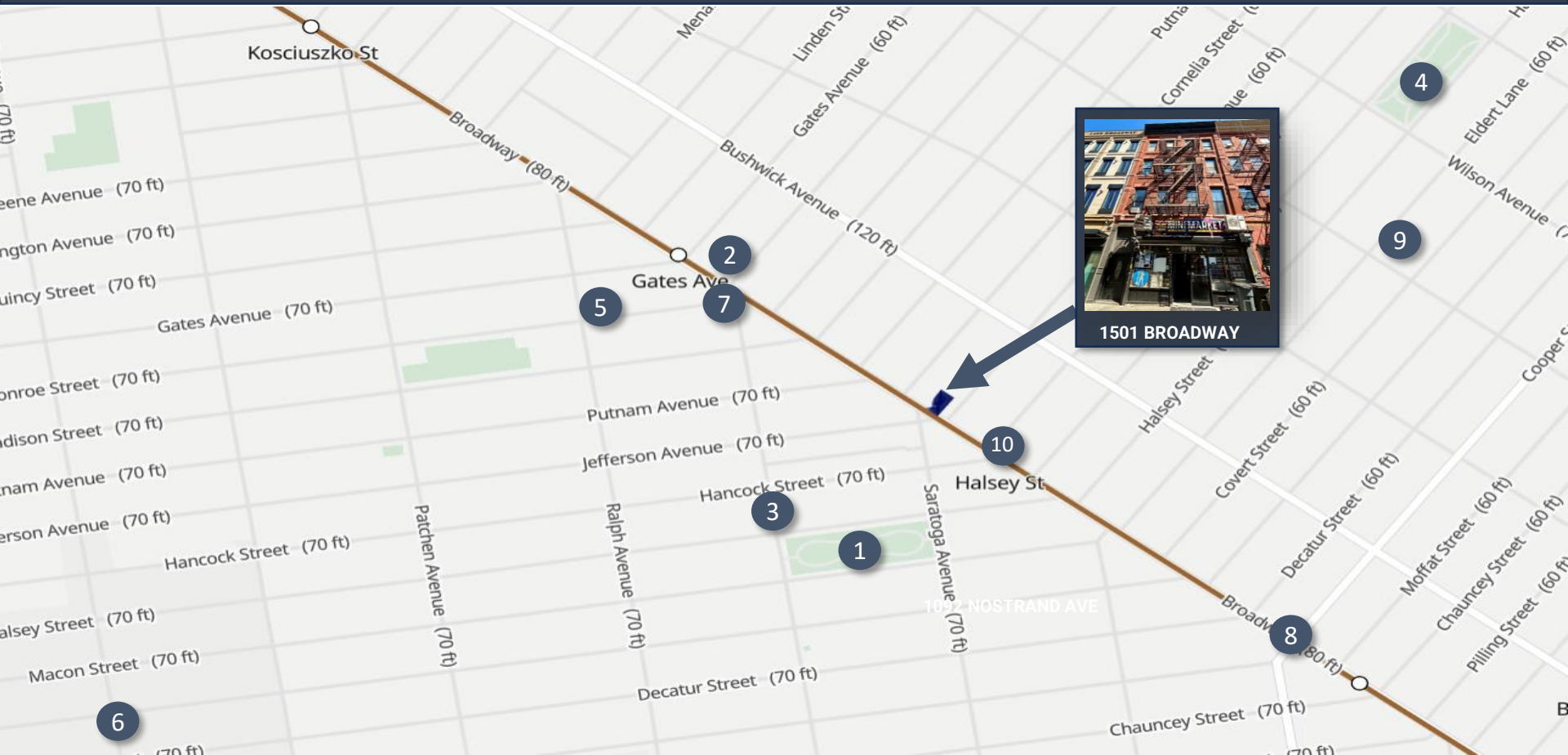
- **Pratt Institute**
- **New York University Tandon School of Engineering**
- **St. Francis College**





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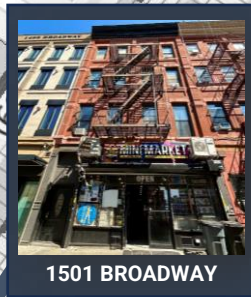
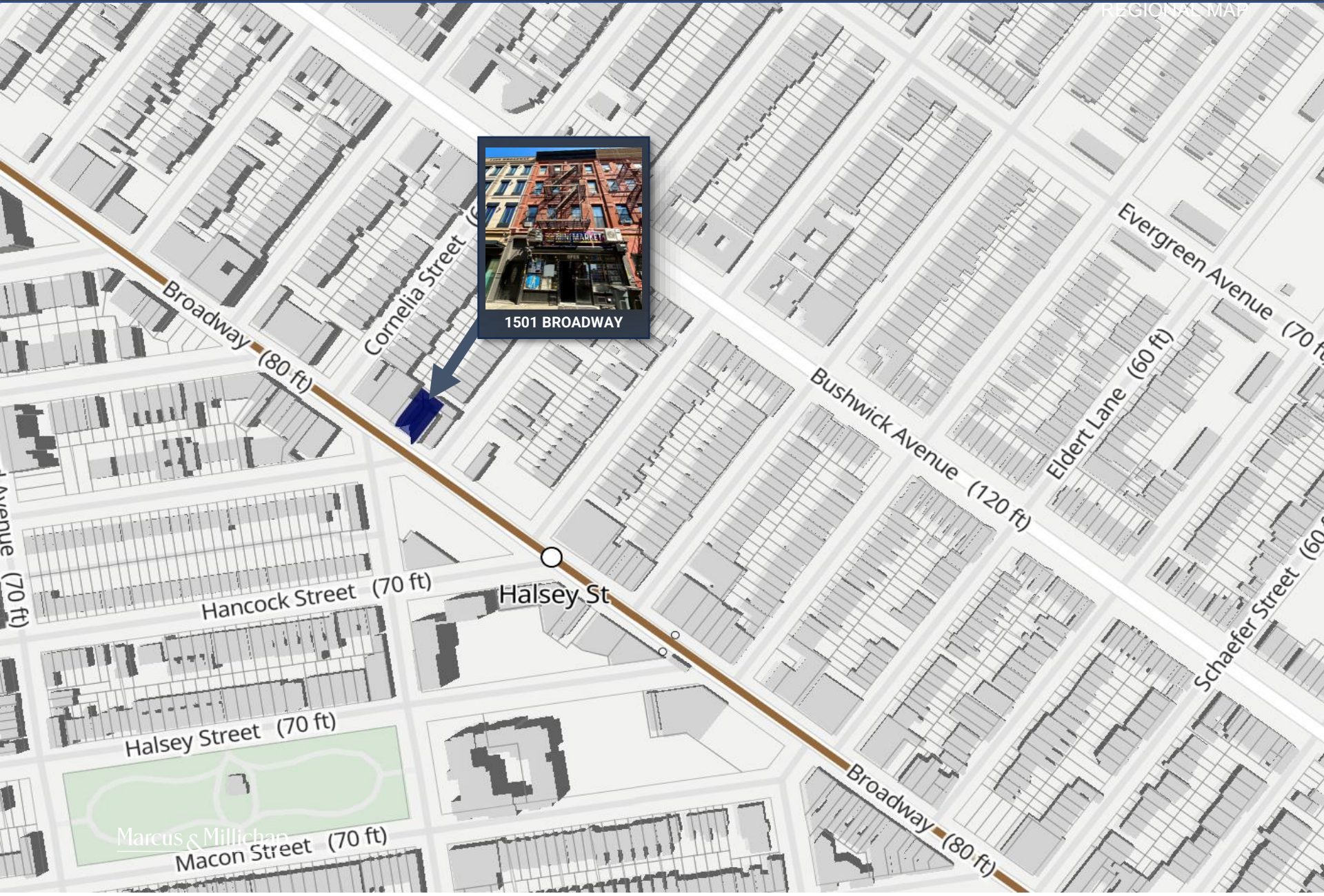
- 1. Saratoga Park
- 2. Foodtown Supermarket
- 3. Cuts & Slices Restaurant
- 4. Irving Square Park
- 5. Blink Fitness Gates

- 6. Peaches Restaurant
- 7. Walgreens
- 8. The Tiny Cupboard Comedy Club
- 9. Father Knows Best Restaurant
- 10. Halsey Street Station



# LOCAL TRANSIT MAP

REGIONAL MAP





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# Marcus & Millichap

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[The Peters Team Website](#)

[The Peters Team Instagram](#)

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