

2561

BEDFORD AVENUE



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BUILDING INFORMATION

Asking Price: \$4,200,000

Address: 2561 Bedford Avenue,
Brooklyn, NY 11226

Location: Flatbush

Block/Lot: 5,190 / 53

Stories: 6

Gross SQ FT. (approx.): 6,600

Zoning: R6

Maintenance: \$20,772

Property Taxes: \$20,528

Lot Size (approx.): 20' x 100'

Property Type: Multi-Family Townhouse

Property Highlights

- All free-market units
- Low tax
- Ideal for investors

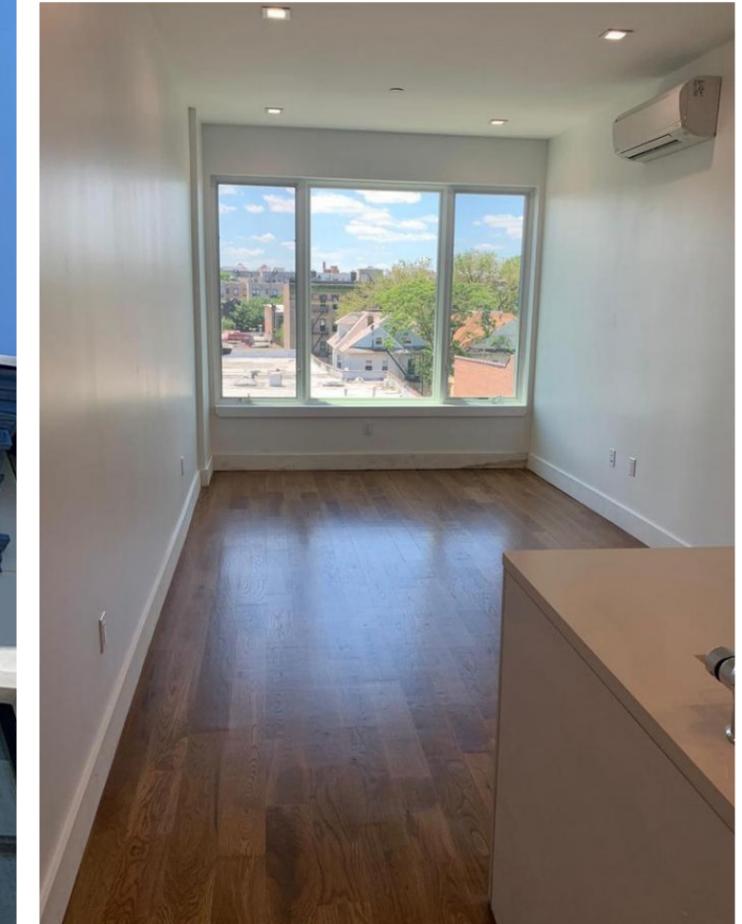
PROPERTY DETAILS

Welcome to 2561 Bedford Avenue, an exceptional opportunity to acquire a newly constructed eight-unit luxury multifamily building, featuring 100% free-market residences and notably low property taxes—a rare combination in today’s Brooklyn investment landscape.

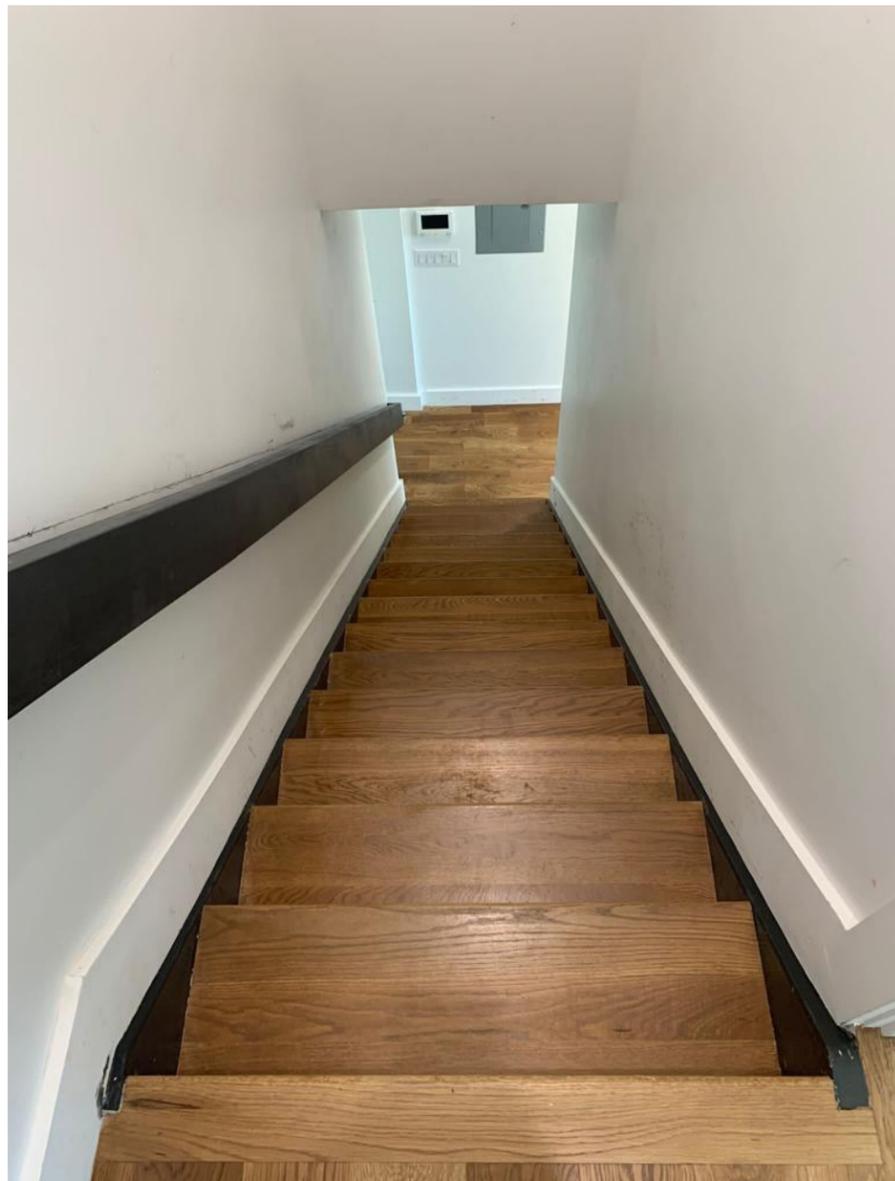
Designed with both modern living and long-term asset performance in mind, each residence features thoughtfully designed open layouts with expansive living and dining areas that maximize natural light and functionality. The contemporary kitchens are appointed with stone countertops, luxury appliances, and in-unit washer and dryer, delivering a level of comfort and convenience highly sought after by today’s renters. Additional features include triple-pane windows, central heating and air-conditioning systems, generous ceiling heights, and private outdoor spaces, enhancing both the aesthetic appeal and everyday livability of the units.

The property further distinguishes itself with shared lifestyle amenities, including a common rooftop deck and landscaped backyard, providing residents with valuable outdoor gathering spaces—an increasingly desirable feature in Brooklyn’s residential market.

UNIT #	BEDROOMS	SF (APPROX.)	RENTAL PRICE
1A	Studio	351.04 + 371.83 = 722.87 SF	\$2,550
1B	1 Bedroom	546.62 + 546.62 = 1093.24 SF	\$3,075
2A	1 Bedroom	560.36 SF	\$2,250
2B	1 Bedroom	547.45 SF	\$2,395
3A	1 Bedroom	570.41 SF	\$2,150
3B	1 Bedroom	528.59 SF	\$2,510
4A	2 Bedroom	562.15 + 531.84 = 1093.99 SF	\$3,295
4B	1 Bedroom	520.39 SF	\$2,395
			TOTAL RENTAL INCOME: \$247,440



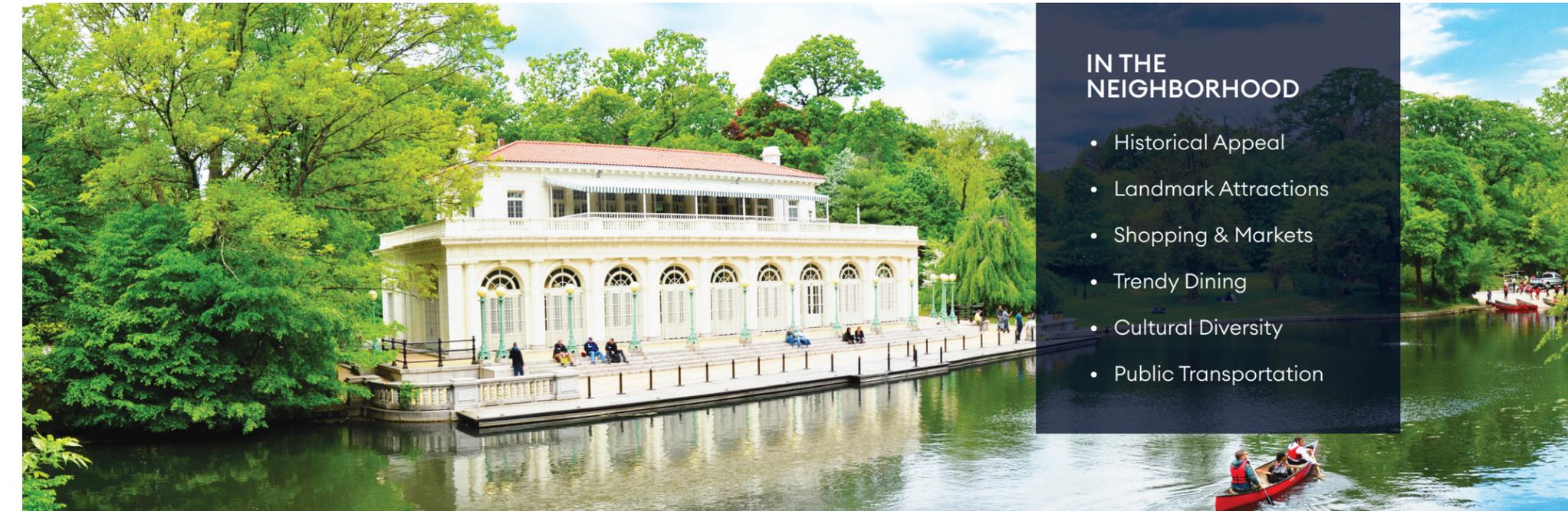




FLATBUSH

Strategically positioned in the heart of Flatbush, the building benefits from immediate access to neighborhood conveniences and transportation. Residents enjoy proximity to multiple subway lines, facilitating seamless connectivity throughout New York City, while Brooklyn College—a major educational institution—lies just moments away. Everyday essentials are within easy reach, with Food Universe Marketplace, cafés, restaurants, and neighborhood retail located only one block from the property.

Flatbush itself is one of Brooklyn's most culturally rich and historically significant neighborhoods, celebrated for its tree-lined streets, Victorian-era homes, and diverse community. The area offers a vibrant culinary landscape influenced by Caribbean, African, and Latin American traditions, creating a dynamic local lifestyle. Residents also benefit from close proximity to major cultural and recreational destinations, including Prospect Park and the iconic Kings Theatre, further reinforcing the neighborhood's enduring appeal.



IN THE NEIGHBORHOOD

- Historical Appeal
- Landmark Attractions
- Shopping & Markets
- Trendy Dining
- Cultural Diversity
- Public Transportation



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