

Crifasi

Real Estate Inc.

Serving our community since 1974

For Sale

**181 IRVING AVE.
BUSHWICK NY 11237**

BRICK MIXED USE

ASKING

\$2,818,000



Welcome to 181 Irving Ave. located in the trendy Bushwick Neighborhood. This large Pre-War building has character & charm while also being contemporary & modern.

Consisting of 2 stores & 4 Free Market Apartments

Property Highlights

- Each apt. features an EIK, Lr, 2 bedrooms, 1 bathroom, new wood floors, high ceilings, new tall windows & new appliances
- Renovated, mint full finished basement.
- Other recent upgrades include:
 - facade recently repointed & sealed
 - new gas and electric lines
 - 4 year old roof, new plumbing
- Stores have separate water meters
- **GREAT LOCATION!**
- 1 block to Dekalb L
- 1 stop to the Jefferson L
- Very close to the Knickerbocker/Myrtle Ave J, M, & Z lines

All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage) and should be verified by your own attorney, architect or zoning expert.

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3 STORY BRICK MIXED USE ASKING \$2,818,000



APPROX. ANNUAL EXPENSES

Taxes	\$12,841
Heat	\$5,000
Insurance	\$6,000
Water/Sewer	\$3,000
Electric	\$1,200
Annual Expenses paid by Tenant: W/S	-\$1,500
Total Approx. Annual Expenses	\$26,541

PROPERTY INFO

Lot Size	25 x 100
Building Size	25 x 65
Zoning	R6
FAR As Built	1.95
Max FAR	2.43
Unused FAR	1,200 s/f
Basement	Full Finished
Fuel	Gas

INCOME

Unit	Pro Forma	Monthly	Annual	Lease Exp.
Coffee Shop				5/31/30-3% Annual Increase
Pet Store				8/31/30-3% Annual Increase
2R				8/31/25
2L				M-M
3R				8/31/25
3L				3/31/25
Annual Income	\$240,000		\$194,304	
Net Operating Income	\$213,459		\$167,763	
Pro Forma Cap Rate	7.16%			