

1641 BROADWAY

BROOKLYN | NEW YORK
- BUSHWICK -

MOE SPORTS
1641 BROADWAY
718-443-5102

Marcus & Millichap
THE PETERS TEAM

SUMMARY OF TERMS

INTEREST OFFERED

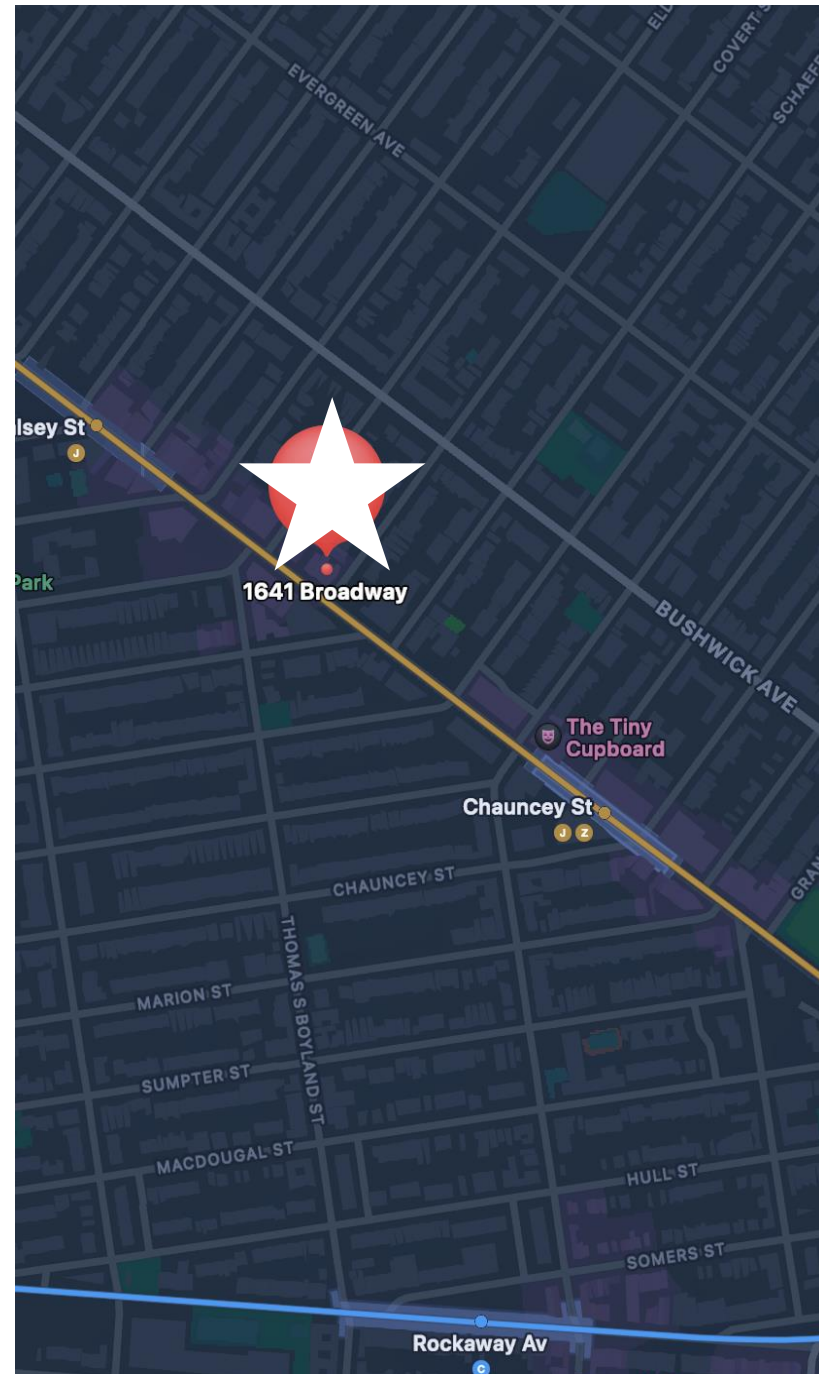
The Peters Team with Marcus & Millichap presents the fee simple interest in 1641 Broadway, a 7-Unit, Mixed-Use Property in the Bushwick Neighborhood of Brooklyn, NY 11207

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.



1641 BROADWAY, BROOKLYN NY

Investment Overview

MIXED-USE BUILDING

Matthew Peters, Leader of The Peters Team at Marcus & Millichap, and Michael Etedgui, are pleased to present the exclusive listing for the property located at **1641 Broadway** in the Bushwick section of Brooklyn, NY.

Property Details:

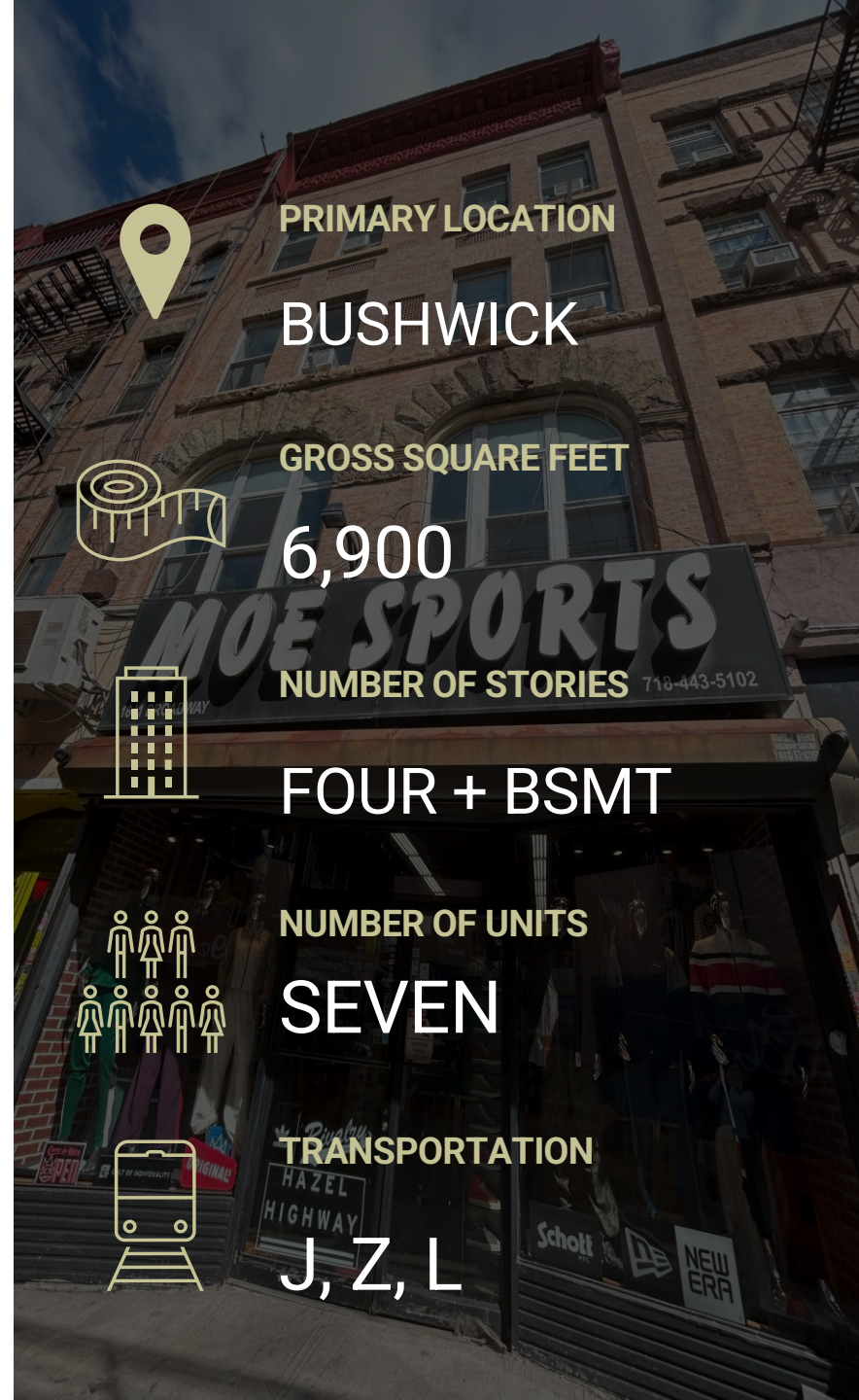
- **Stories:** 4 + Finished Basement
- **Dimensions:** 25 feet wide along Broadway & 69 feet deep
- **Block:** 03414; **Lot:** 0002
- **Square Footage:** Approximately 6,900 square feet
- **Tax Class:** 2A (Protected Tax Class)
- **Amenities:** Shared Washer/Dryer

Layout:

- **Basement:**
 - Washer/Dryer | Mechanicals
- **First Floor:**
 - Retail Unit
 - Moe Sports
 - 2.5% Yearly Increases Until 2036
- **Second Floor:**
 - 2 apartments
 - 2F - 4-bedroom, 2-bathroom – Free Market
 - 2R - 2-bedroom, 1-bathroom – Free Market
- **Third Floor:**
 - 2 apartments
 - 3F - 3-bedroom, 1-bathroom – Free Market
 - 3R - 3-bedroom, 1-bathroom – Free Market
- **Fourth Floor:**
 - 2 apartments
 - 4F - 3-bedroom, 1-bathroom – Free Market
 - 4R - 3-bedroom, 1-bathroom – Free Market

Location:

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



PRIMARY LOCATION

BUSHWICK



GROSS SQUARE FEET

6,900



NUMBER OF STORIES

FOUR + BSMT



NUMBER OF UNITS

SEVEN

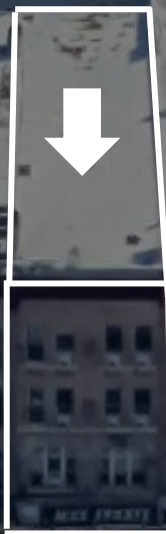


TRANSPORTATION

J, Z, L

BROADWAY

BROOKLYN, NEW YORK



1641 BROADWAY

Mixed-Use | 6 Apartments & 1 Store
Free Market | Turn-Key
6,900 Gross Square Feet
2,221 Square Foot Lot
4-Stories + Basement

Property Description

City/State/Zip	Brooklyn, NY 11207
Neighborhood	Bushwick
Block & Lot	03414 – 0002
Tax Class	2A (Protected)
Frontage	25' on Broadway
Units	6 Apartments & 1 Store
Gross Building Square Feet	Approx. 6,900 SF
Building Dimensions	25' x 69'
Stories	4 + Basement
Lot SF	2,221
Zoning	C8-2
Annual Tax Bill	\$51,893
Transportation	J, Z, L



Notes:

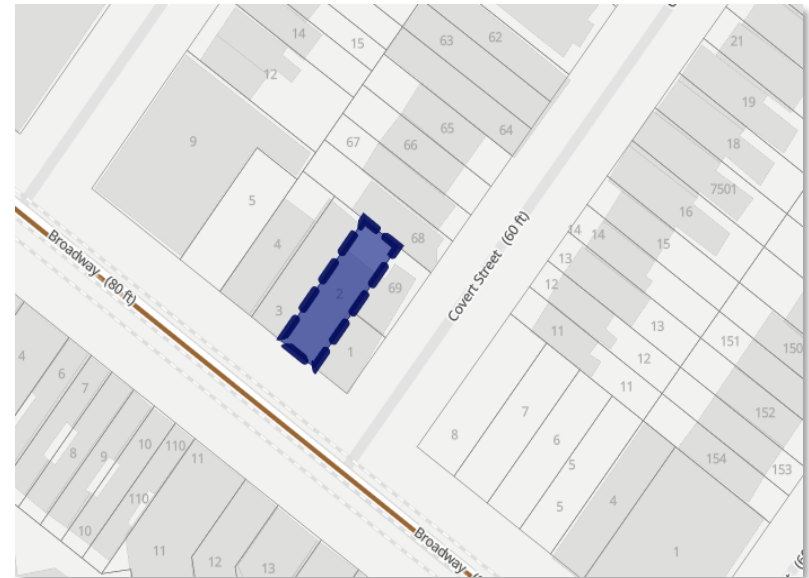
- 6 Free Market Apartments & 1 Store
 - Turn-Key
 - Laundry Room
 - Strong Foot Traffic
- Walking Distance Multiple Transit Options

Property Location

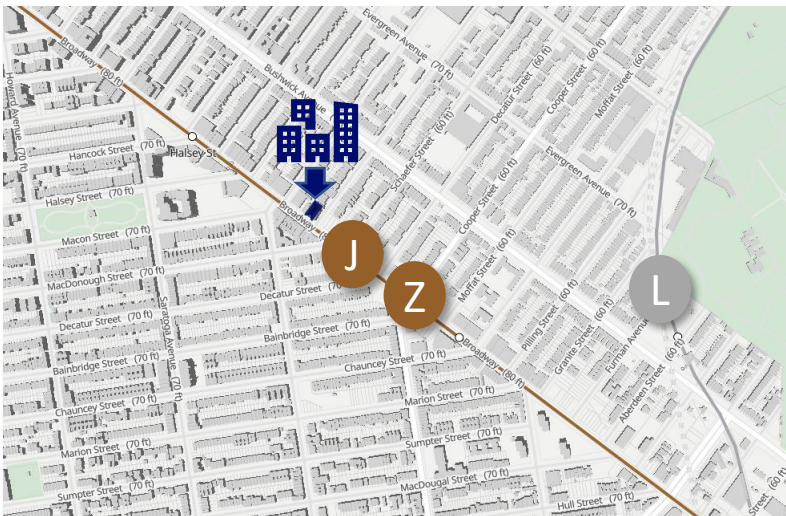
Aerial Satellite Image of Property



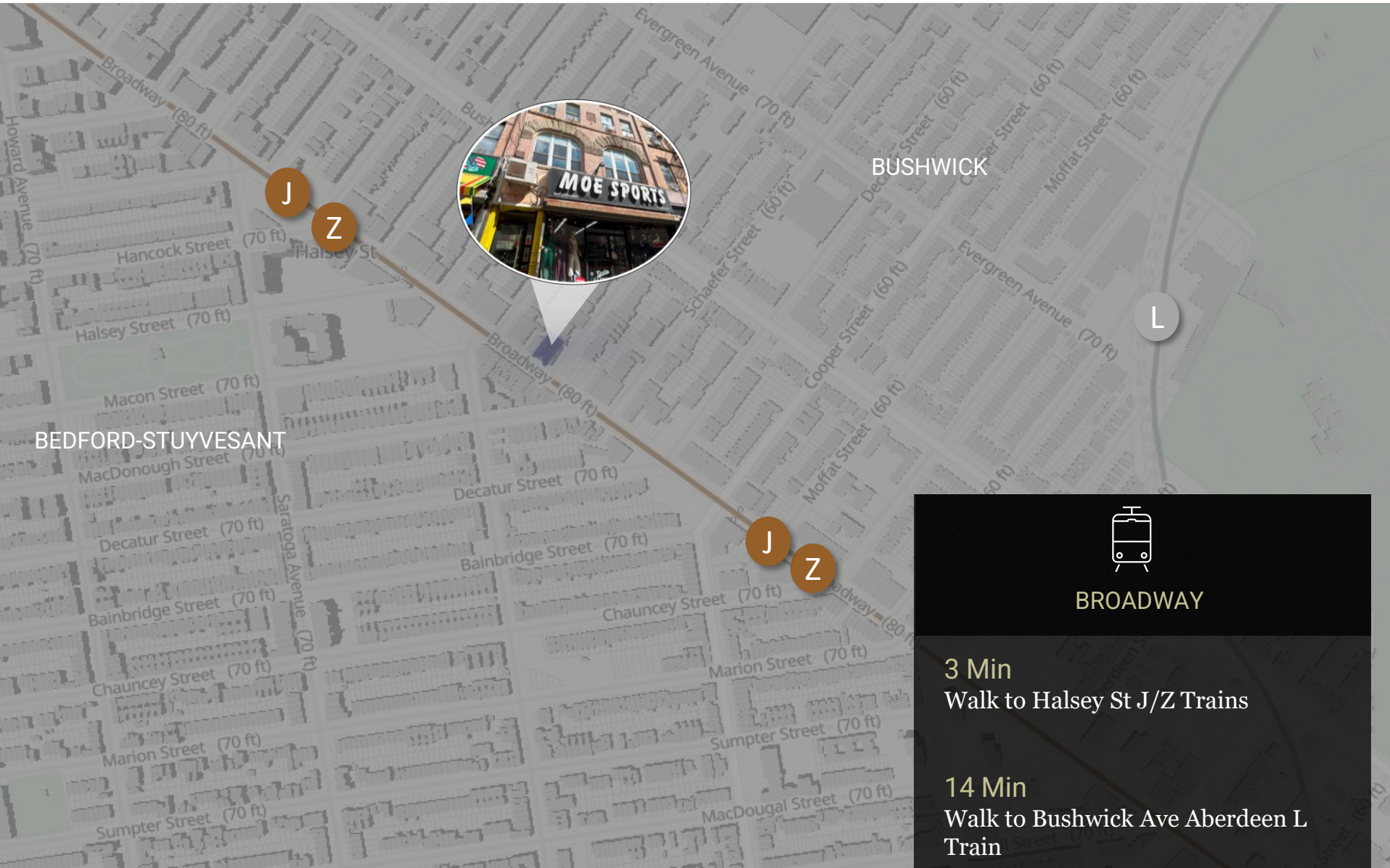
Lot & Block of Property



Transit Map of Local Trains



Property Location



OFFERING PRICE

6 APARTMENTS | 1 STORE

\$2,650,000

Current Gross Rent - \$289,152

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BROADWAY

6,900

Gross Building Square Feet

7

Units

2,221

Lot Size

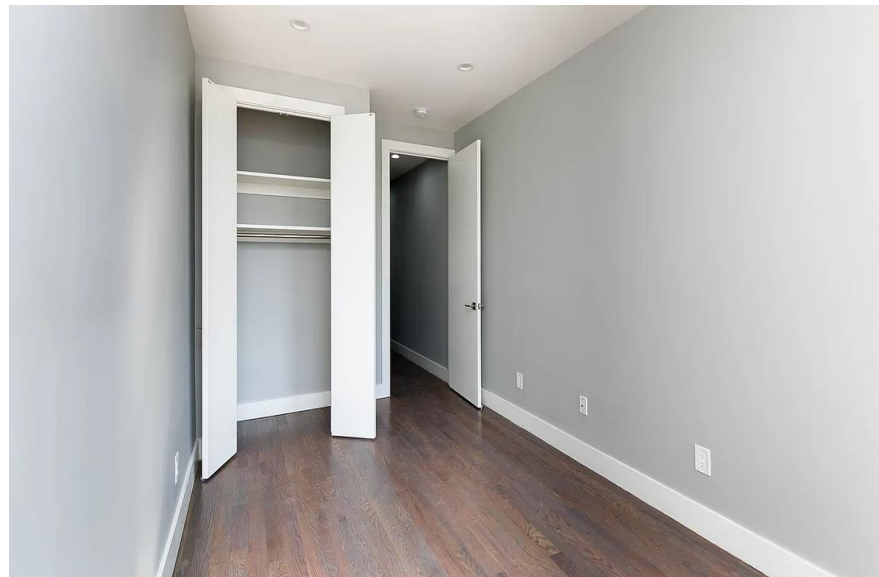
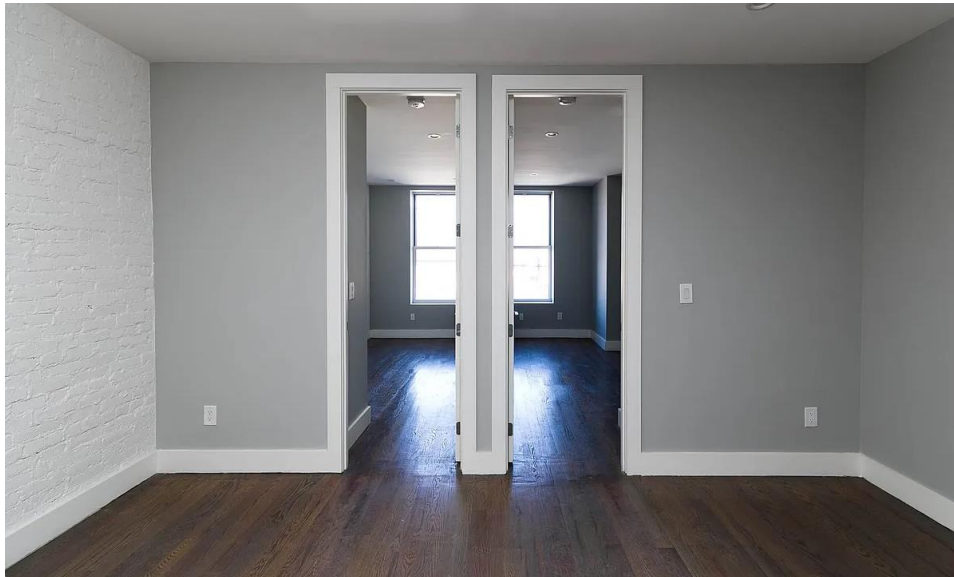
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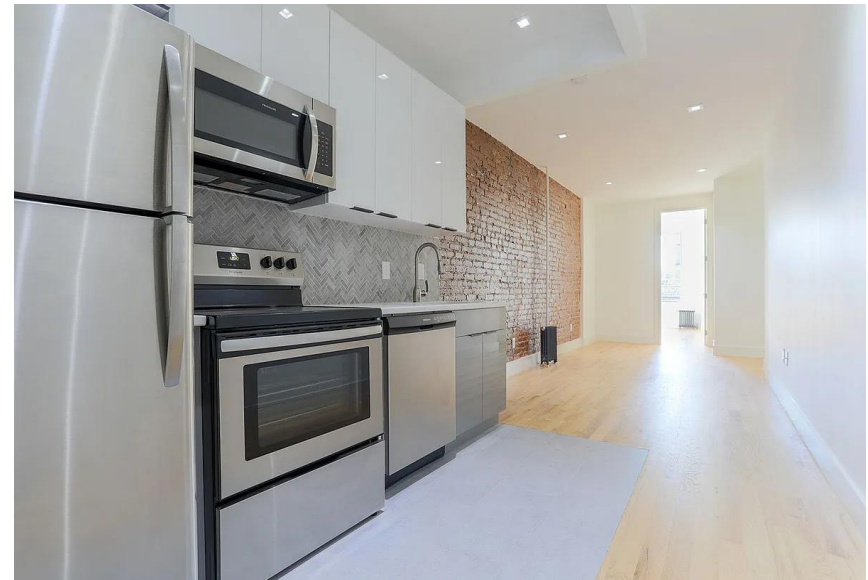
Stories

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*ADDITIONAL PICTURES OF INTERIOR & EXTERIOR UPON REQUEST







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.

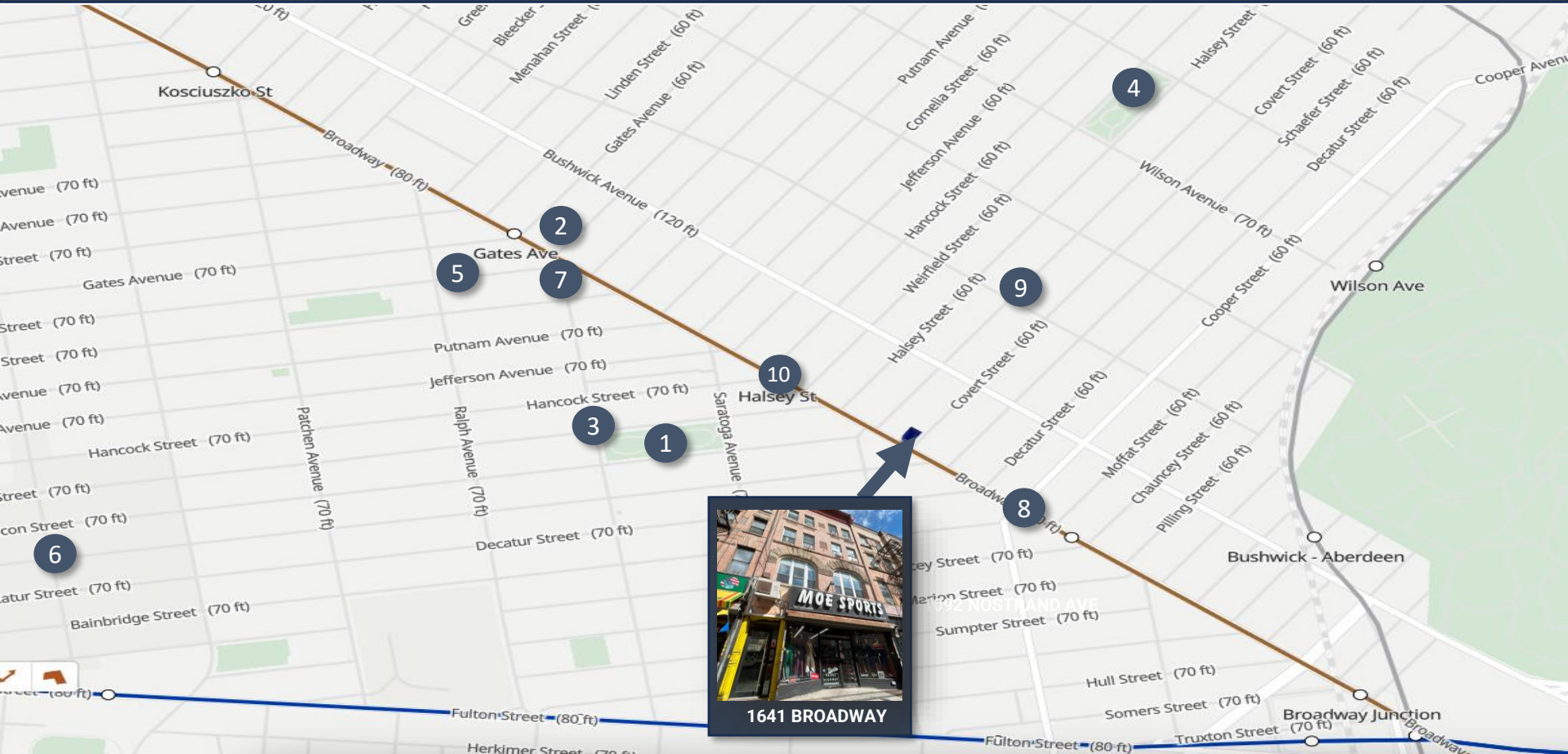
UNIVERSITIES

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

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



1641 Broadway



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

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THE PETERS TEAM

[The Peters Team Website](#)

[The Peters Team Instagram](#)

MANHATTAN

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THE PETERS TEAM

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