



411 Himrod Street

BUSHWICK, NY 11237

FOR SALE

411 HIMROD STREET

BUSHWICK, NY 11237



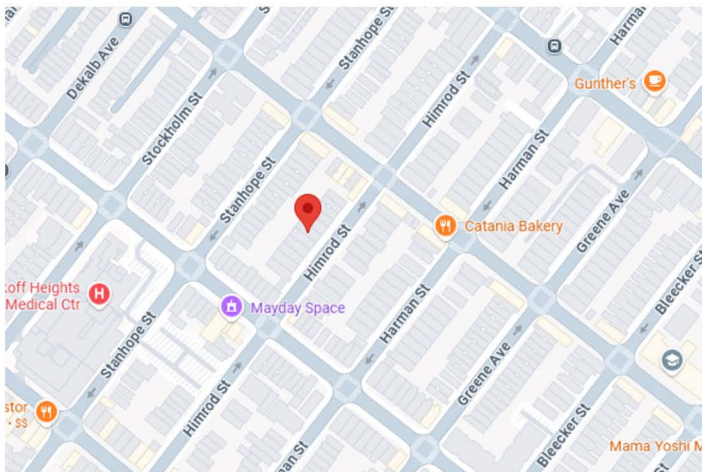
ASKING PRICE
\$1,350,000



PROPERTY INFORMATION

Building Area	7,059 Sq Ft
Residential Units	6
Lot Area	2,353 Sq Ft
FAR as built	3
Building Class	B2
Lot Area	2,500 Sq Ft
Block & Lot	03272-0042
Neighborhood	Bushwick

SITE MAP



PROPERTY HIGHLIGHTS



A **6-Unit**
Multifamily
Building



Prime Location on
Himrod Street



Only **\$191** per
square foot



Easy Access to
Dekalb Avenue
L train

CONTACT



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 **oxford** PROPERTY GROUP

5 West 37th Street, 12th Floor
New York, NY 10018

PROPERTY OVERVIEW



PROPERTY DESCRIPTION

Oxford Property Group is excited to exclusively represent 411 Himrod Street, an exceptional 8-unit multifamily building priced significantly below market value. Situated on a prime block that borders Bushwick and Ridgewood, this property offers the unique opportunity to own a fantastic location that has seen tremendous appreciation over the past decade.

At just above \$160,000 per unit, 411 Himrod Street presents a remarkable chance to acquire a sizable building in Bushwick for under \$1.4 million. The building stands three stories high and encompasses over 7,000 square feet, featuring two railroad-style apartments on each floor. With a generous lot size of 25 feet by 100 feet, this property offers a larger footprint compared to others in its price range.

Don't miss out on this rare investment opportunity!

**6
UNITS**



**25'
OF FRONTAGE**



**OVER
7,000
SQUARE FEET**



**CENTRAL
LOCATION**



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FINANCIALS

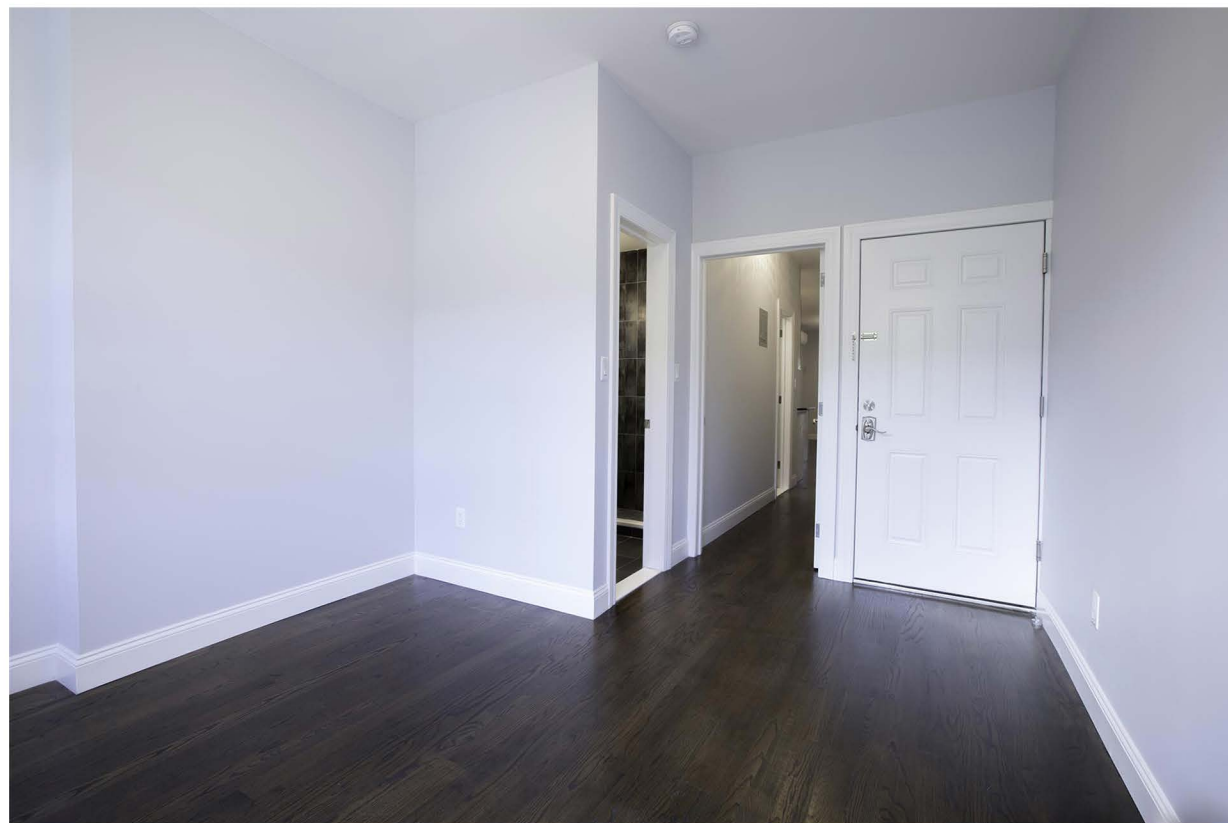
Unit	Monthly Rent	Status
Apt 1	\$3,150.00	Occupied
Apt 2	\$1,093.77	Occupied
Apt 3	\$2,695.00	Occupied
Apt 4	\$1,090.76	Occupied
Apt 5	\$1,714.37	Occupied
Apt 6	\$1,034.88	Occupied
Monthly Total		\$10,778.78

EXPENSES & INCOME ANALYSIS

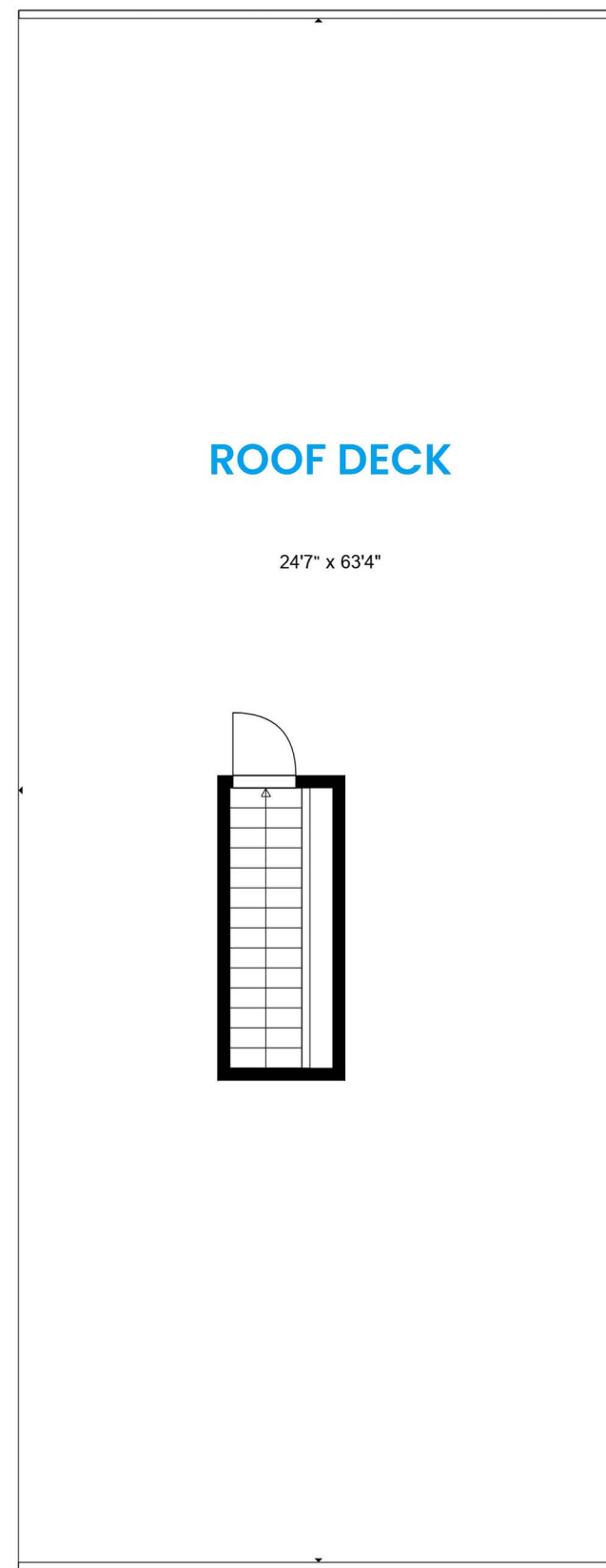
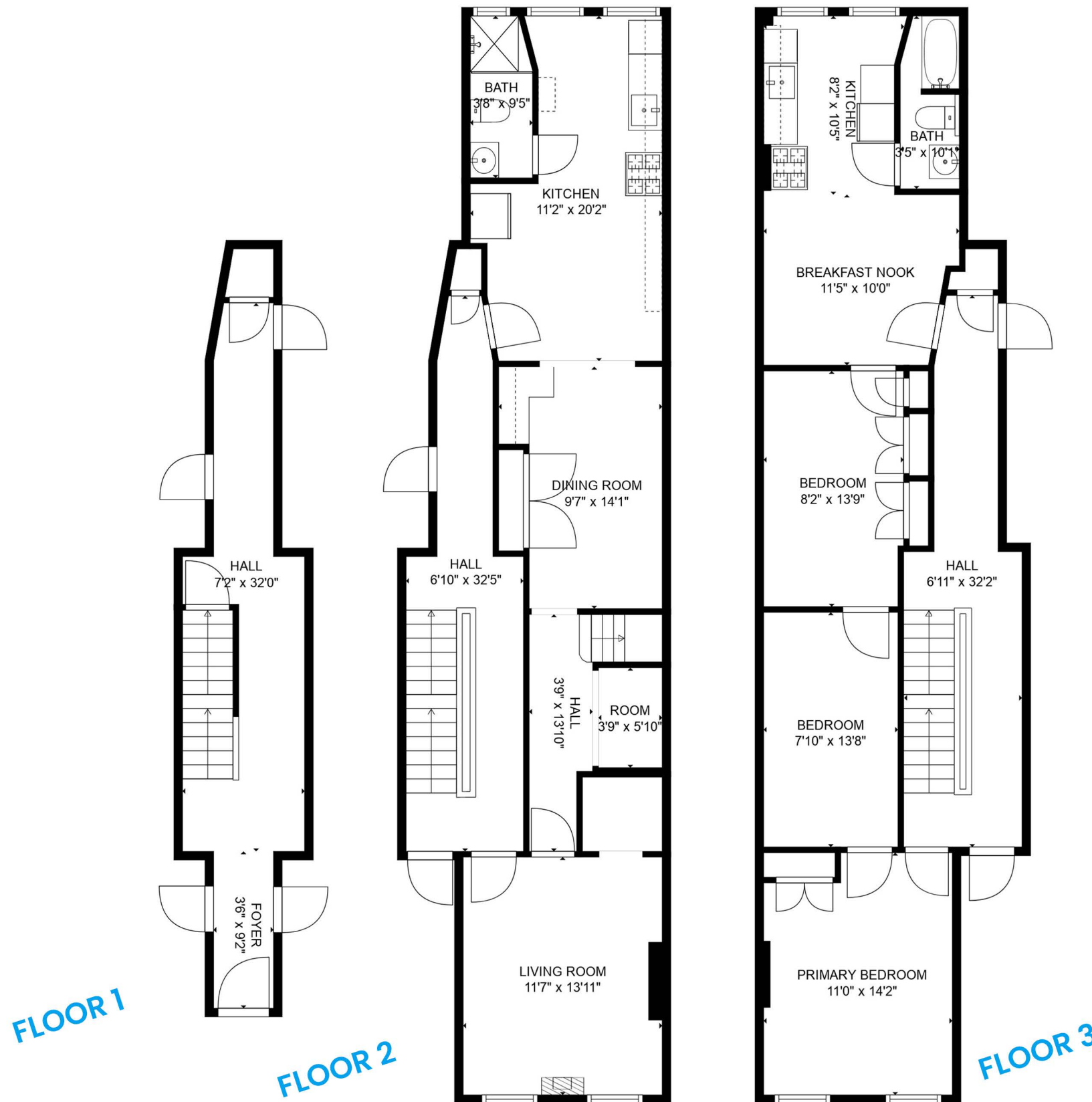
Overall Analysis	
Annual Total	\$129,345.36
Expenses	
Real Estate Taxes	\$12,808.80
Insurance	\$4,489.12
Repairs	\$6,938.01
Utilities	\$16,819.99
Water & Sewage	\$7,288.61
Total	\$48,344.53
Net Income	\$81,000.83
CAP Rate	6%

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FLOORPLAN



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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411

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