

BASELINE

REAL ESTATE ADVISORS

EXCLUSIVE LISTING: 1467 Bedford Avenue

**Renovated Free Market Mixed Use Building
in Crown Heights**



BASELINE
REAL ESTATE ADVISORS

MICHAEL SHERMAN | Founder

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Property Information

Location

1467 Bedford Avenue

Building Size

9,078 SF

Lot Size

3,205 SF (35.75ft x 90.85ft)

Units

13 Units (12 Apts & 1 Retail)

Notes

4-Story Walkup located in Crown Heights

Substantial Rehab Documents Upon Request

All Free Market Apartments

Mix of Studios to Three-Bedrooms

Long Term Retail Lease with Physical Therapy Practice

Steps from Eastern Pkwy & Brooklyn Museum

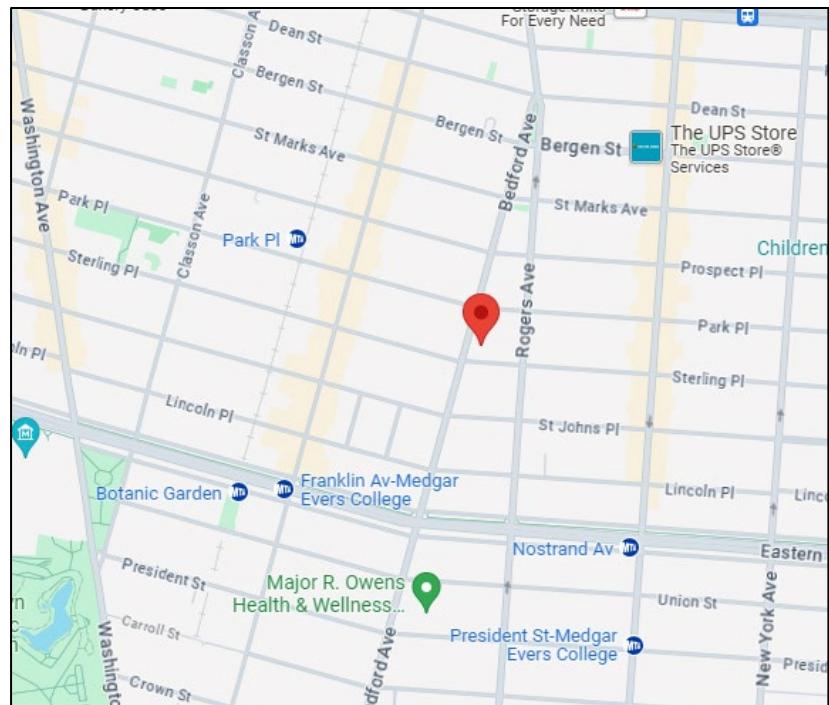
Steps away from retailers and the 2/3/4/5/S Trains

Financials

| | | |
|---------------------|----|------------------|
| Residential | 12 | \$483,300 |
| Commercial | 1 | \$126,000 |
| Total Income | | \$609,300 |

| | |
|-----------------------|------------------|
| Real Estate Taxes | \$73,496 |
| Water & Sewer | \$10,870 |
| Common Electric | \$1,200 |
| Insurance | \$9,500 |
| Maintenance | \$7,500 |
| Super | \$3,600 |
| Legal | \$3,000 |
| Management | \$18,279 |
| Total Expenses | \$127,445 |

| | |
|-----------------------------|------------------|
| Net Operating Income | \$481,855 |
|-----------------------------|------------------|



Asking Price: \$6,950,000

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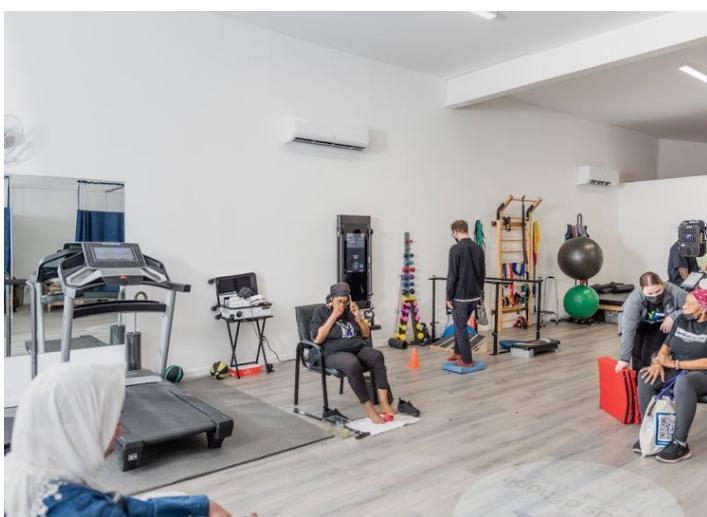
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RENT ROLL

| Unit | Bed/Bath/SF | LXP | Status/Tenant | Rent |
|----------------------|-------------|-----------|------------------|------------------|
| Retail | 2,800 SF | 9/30/2032 | Physical Therapy | \$10,500 |
| 2A | 2/1 | 6/30/2026 | FM | \$3,700 |
| 2B | 2/1 | 6/30/2026 | FM | \$3,750 |
| 2C | 1/1 | 7/31/2026 | FM | \$2,850 |
| 2D | 0/1 | 8/31/2026 | FM | \$2,325 |
| 3A | 2/1 | 6/30/2026 | FM | \$3,550 |
| 3B | 2/1 | 8/31/2026 | FM | \$3,550 |
| 3C | 1/1 | 7/31/2026 | FM | \$2,900 |
| 3D | 0/1 | 5/31/2026 | FM | \$2,250 |
| 4A | 3/2 | 7/31/2026 | FM | \$5,100 |
| 4B | 2/1 | 7/31/2026 | FM | \$3,450 |
| 4C | 1/1 | 7/31/2026 | FM | \$2,850 |
| 4D | 2/2 | 8/31/2026 | FM | \$4,000 |
| Monthly Total | | | | \$50,775 |
| Annual Total | | | | \$609,300 |

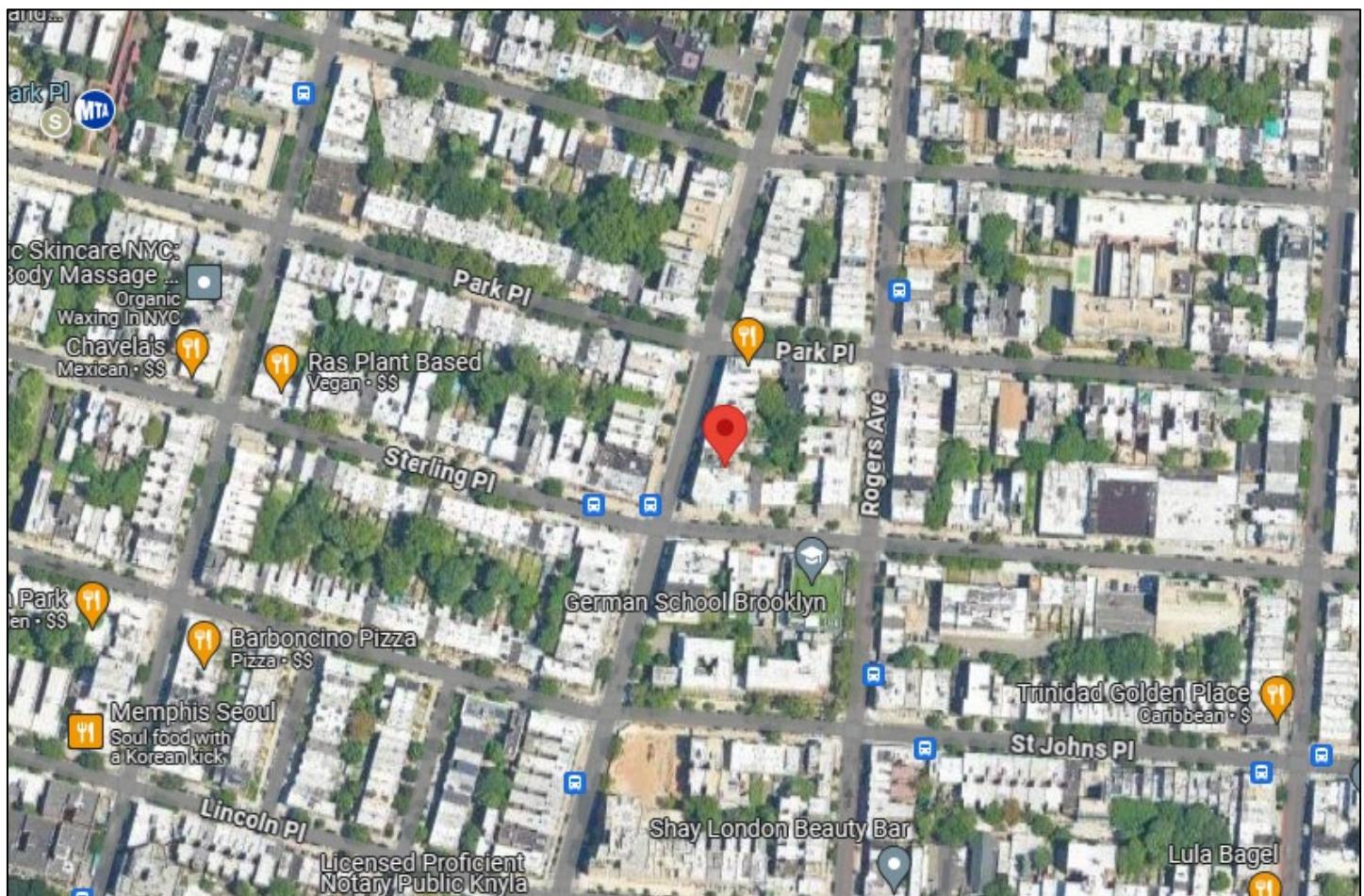
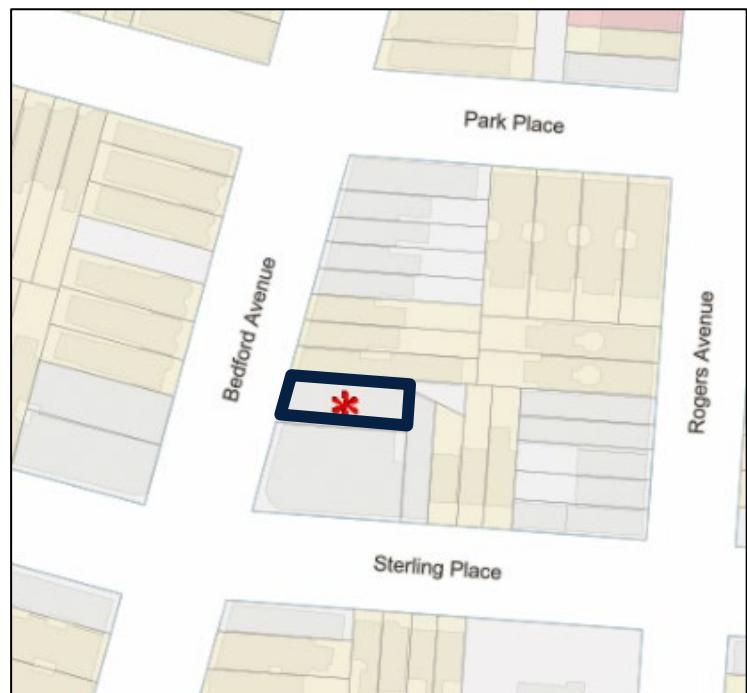
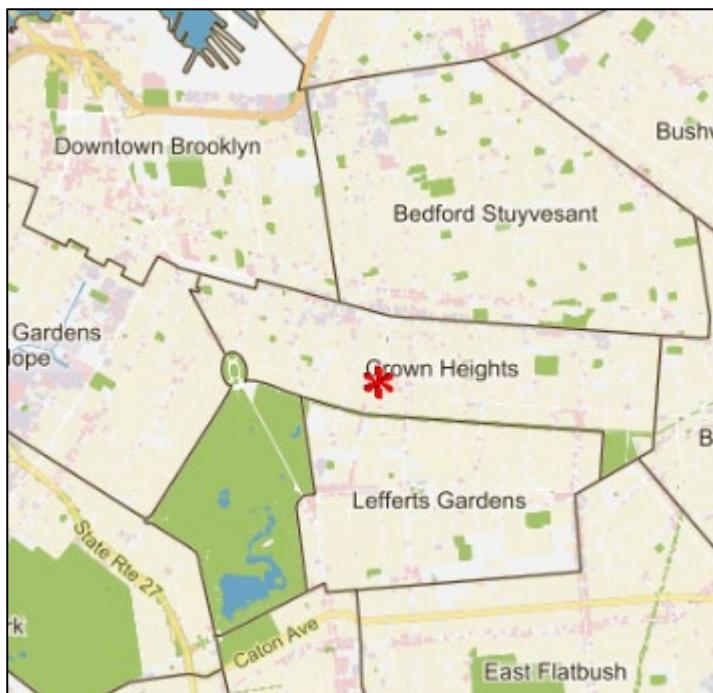
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IMAGES



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AREA MAPS



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