

BASELINE

REAL ESTATE ADVISORS

EXCLUSIVE LISTING: 1467 Bedford Avenue

Renovated Free Market Mixed Use Building in Crown Heights



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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

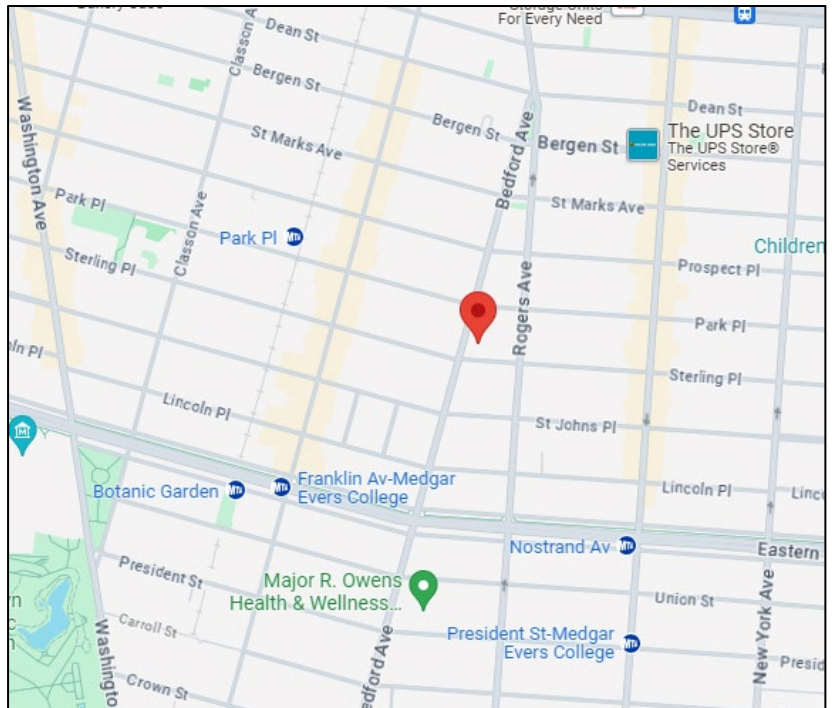
Steps away from retailers and the 2/3/4/5/S Trains

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
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Asking Price: \$6,950,000

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as to the condition of the property or any hazards contained therein nor are any implied.

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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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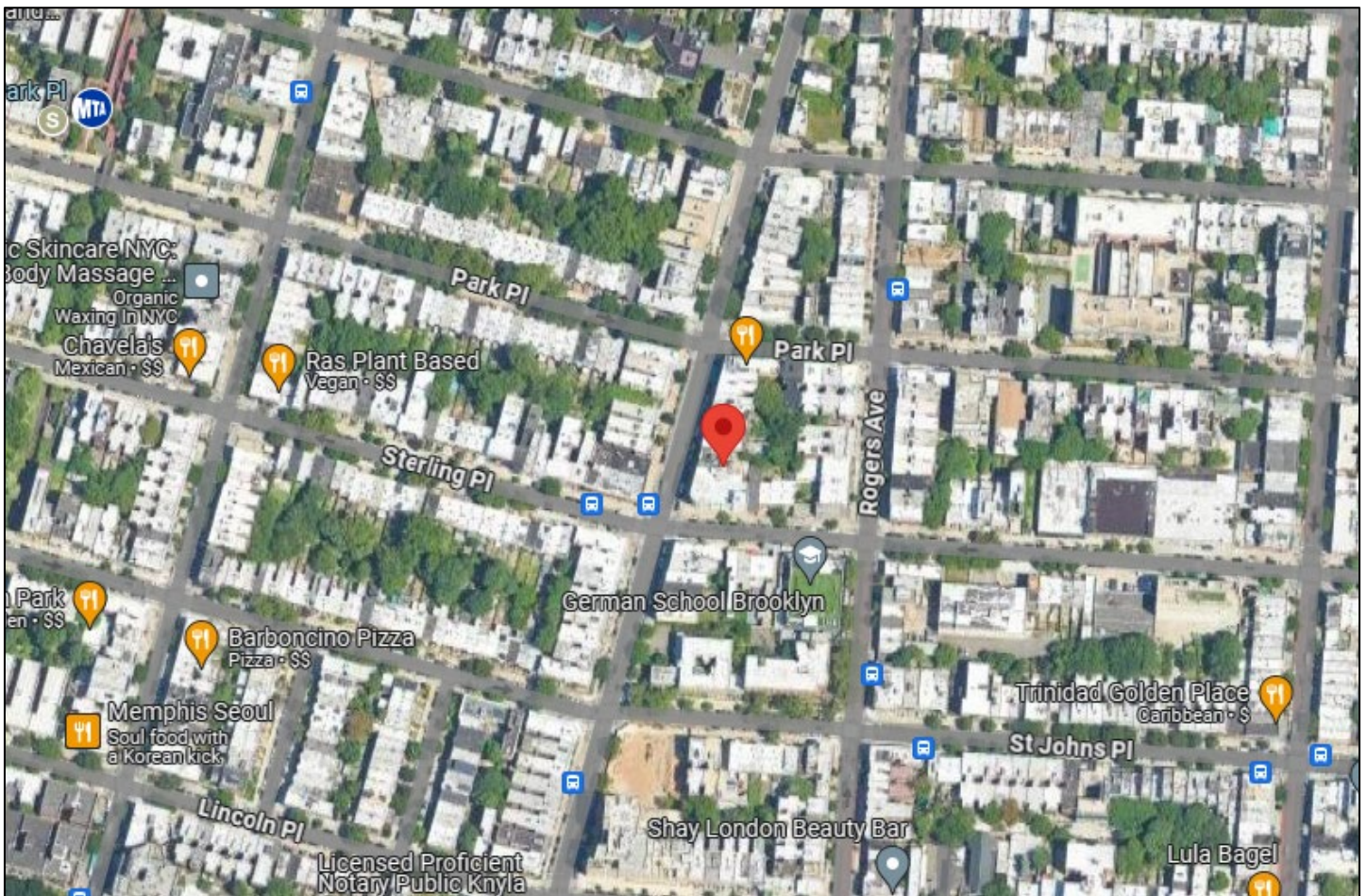
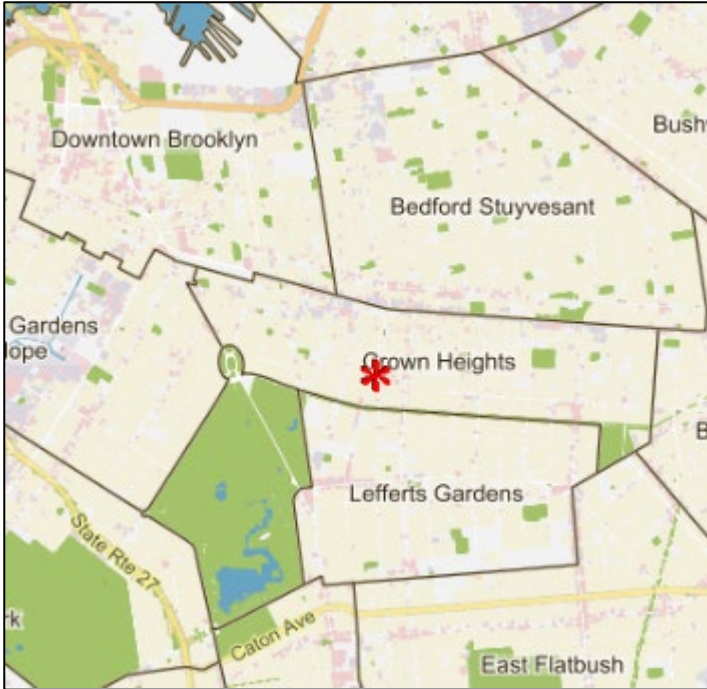
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IMAGES



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AREA MAPS



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