

VACANT TWO-FAMILY USER/INVESTMENT DEAL WITH AIR RIGHTS IN BUSHWICK

145 GEORGE STREET

BETWEEN KNICKERBOCKER AVENUE AND WILSON AVENUE

This vacant two-family home in Bushwick is ideal for both users and investors. It has two floor-through units, each approximately 1,118 square feet. The first floor unit is a two-bedroom, one-bathroom with exclusive backyard access and the second floor unit features three bedrooms, one full bathroom, one half bathroom in the master bedroom, and a washer and dryer hook up. Renovations could create private outdoor spaces for both units. The house measures 27.83' x 42' and sits on a 27.83' x 80.83' lot. Additionally, there are 2,617 square feet of unused air rights, offering ample development potential for motivated investors. Conveniently located near the L train at Morgan Avenue and the M train at Central Avenue, as well as popular dining, nightlife, and shopping destinations, this property presents an excellent opportunity for users, investors, and potential redevelopment. Don't miss out on this prime Bushwick opportunity!

\$1,250,000

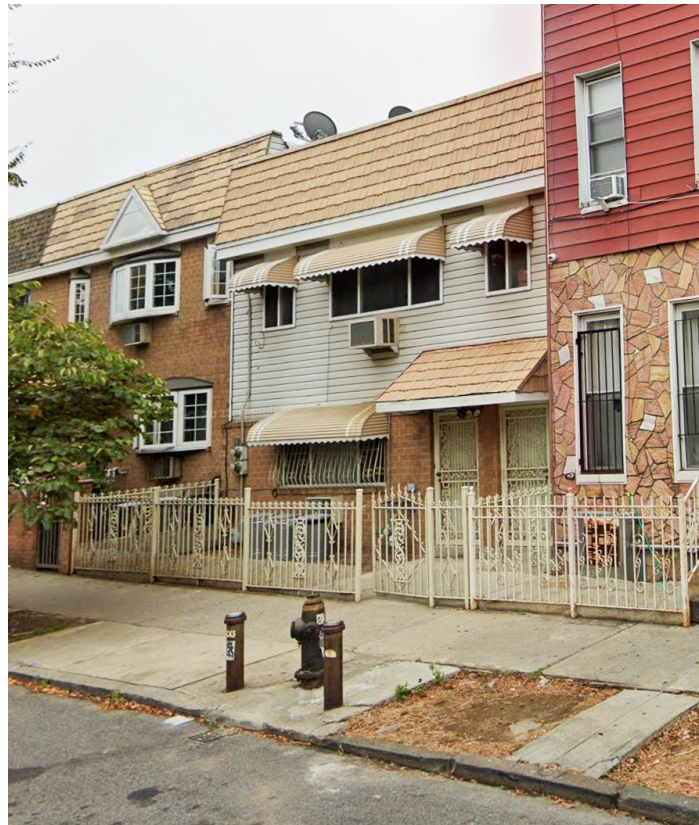
LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

PHONE : 646.373.7944

E- MAIL : DANIEL@EVRGREALTY.COM

BLOCK/LOT	03155-0136
LOT DIMENSION	27.83' x 80.83'
LOT SF	1,998
STORIES	2
UNITS	2
YEAR BUILT	1989
ZONING	R6
BUILDING DIMENSIONS	27.83' x 42'
BUILDING SF	2,236
FAR	RES - 2.43 / FAC - 4.8
PROJECTED CAP RATE	7.5%



RENT ROLL

UNITS	BEDS	ACTUAL	PROJECTED
1	2/1	VACANT	\$4,500.00
2	3/1.5	VACANT	\$4,500.00

Projected Gross Annual Income: \$ 108,000.00

EXPENSES	ACTUAL
Real Estate Taxes:	\$6,386.00
Insurance:	\$2,000.00
Water/Sewer:	\$350.00
Electric:	\$1,250.00
Repairs/Super:	\$2,000.00
Heating:	\$2,100.00

TOTAL ANNUAL EXPENSES: \$14,086.00

INCOME	PROJECTED
Gross Annual Income:	\$ 108,000.00
Less Total Expenses:	\$ 14,086.00
NET OPERATING INCOME:	\$ 93,914.00

