

403

Himrod Street

Brooklyn, NY 11237

6 Unit Walk-Up Building in Bushwick
FOR SALE

Ariella 
A member of GREA



403 Himrod Street, Brooklyn, NY 11237

6 Unit Walk-Up Building in Bushwick | **FOR SALE**



- 3-Story walk-up building with 6 apartments; the building is fully stabilized
- All units are renovated railroad 2BR units
- Protected Tax Class 2A - limits property tax increases year over year
- Walking distance to the Myrtle-Wyckoff Avenue L subway station along with the Wyckoff Ave/Dekalb Ave B13 bus line providing quick accessible transport throughout the five boroughs
- Located on a thriving tree-lined street of Bushwick, just a few blocks from Maria Hernandez Park in a neighborhood seeing immense growth and development offering many restaurants, bodegas, shops & experiences throughout



For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | **arielpa.nyc**

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For Financing Information:

Matthew Dzbaneck x48
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Block / Lot	3272 / 46
Lot Dimensions	25' x 100'
Lot Sq. Ft.	2,500
Building Dimensions	25' x 65'
Stories	3
Total Units	6
Building Sq. Ft.	4,875
Zoning	R6
FAR	2.20
Buildable Sq. Ft.	5,500
Air Rights Sq. Ft.	625
Tax Class	2A (Protected)
Assessment (24/25)	\$90,856
Real Estate Taxes (24/25)	\$11,359

*All square footage/buildable area calculations are approximate

Asking Price: \$1,200,000

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Financial Summary

Scheduled Gross Income:	\$137,481	
Less Vacancy Rate Reserve (3.00%):	(\$4,124)	
Gross Operating Income:	\$133,356	
Less Expenses:	(\$35,685)	26% of SGI
Net Operating Income:	\$97,671	8.14% Cap Rate

Expenses (Estimated)

Real Estate Taxes (24/25)	\$11,359	Fuel	\$8,400
Water & Sewer	\$4,800	Repairs, Cleaning & Maintenance	\$5,000
Insurance	\$1,600	Payroll	\$2,100
Utilities	\$1,200	Legal/Miscellaneous	\$1,226
Gross Operating Expenses:	\$35,685		

Scheduled Income

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
2 BR	6	\$1,909	\$11,457	\$137,481
Total Income:			\$11,457	\$137,481

Unit Breakdown

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
RS	6	\$1,909	\$11,457	\$137,481
Total Income:			\$11,457	\$137,481

FOR FULL RENT ROLL CLICK HERE



Asking Price: \$1,200,000

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Interior
Photos



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Food & Beverage

1. Ciro's Pastry Shop
2. Variety Coffee Roasters
3. Leslie's Kitchen
4. Carmenta's
5. IC Brooklyn Cafe
6. Knickerbocker Bagel
7. Roberta's
8. Dunkin
9. Popeyes

Retail

1. Molasses Books
2. L Train Vintage
3. FedEx
4. City Fresh Market - Bushwick
5. Walgreens Pharmacy
6. Blink Fitness Bushwick

Hospital

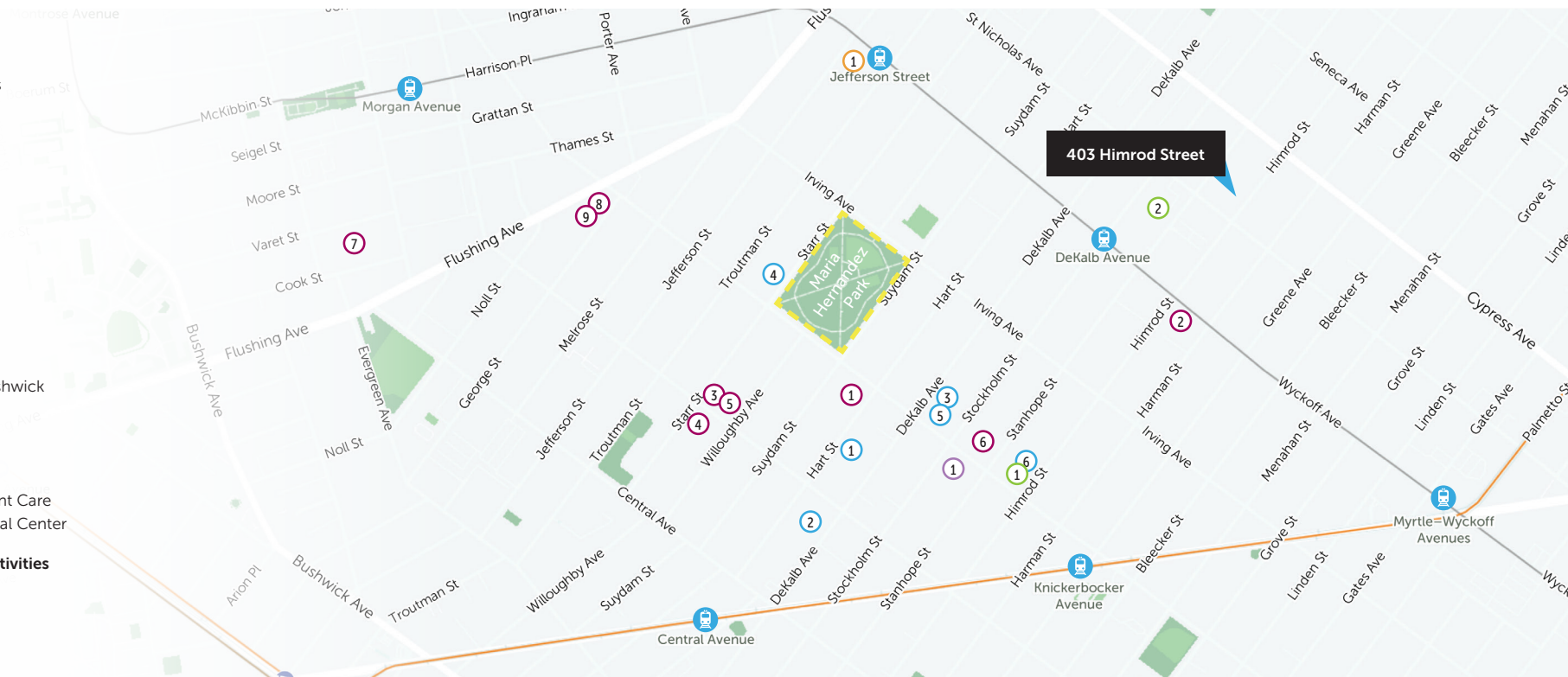
1. CityMD Bushwick Urgent Care
2. Wyckoff Heights Medical Center

Entertainment and Activities

1. House of Yes

Medical

1. Urgent MD



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