

**BUSHWICK / BED-STUY BORDER • FREE-MARKET MIXED-USE BUILDING • APPROX. 8,500 SF**



# 1501 BROADWAY

LOCATED BETWEEN HART STREET AND CEDAR STREET

- Building renovated in 2001, featuring 4 residential units and 1 commercial space
- Four-story mixed-use building
- Approx. 8,500 SF total building area
- Approx. 2,125 SF lot
- Approx. 25' x 85' lot dimensions
- Ground-floor retail with strong Broadway frontage
- Spacious residential layouts
- Excellent natural light throughout
- Hardwood floors
- Decorative fireplaces
- Private outdoor space / terrace
- Original architectural character throughout
- Positioned along the Bushwick / Bed-Stuy border
- Strong surrounding residential density and neighborhood retail activity
- R6 / C1-3 zoning
- Excellent opportunity for an investor, owner-user, or value-add buyer

**\$ 2,595,000**

## LICENSED BROKER & PRINCIPAL

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### RENT ROLL

| UNITS  | LAYOUT                  | RENT       | POTENTIAL  | LXP     |
|--------|-------------------------|------------|------------|---------|
| 2FL    | 4 BED/2BATH (DUPLEX)    | \$5,800.00 | \$6,670.00 | 9/2027  |
| 3L     | 1 BED/1 BATH (RAILROAD) | \$2,416.00 | \$2,800.00 | 11/2026 |
| 3R     | 1 BED/1 BATH (RAILROAD) | \$2,475.00 | \$2,800.00 | VACANT  |
| 4      | 4 BED/2 BATH            | \$3,995.00 | \$4,400.00 | 12/2026 |
| RETAIL | DELI/GROCERY            | \$5,092.00 | \$5,347.00 | 4/2032  |

**Gross Annual Income: \$237,336.00 \$264,204.00**

### EXPENSES

### APPROXIMATE

|                    |             |
|--------------------|-------------|
| Real Estate Taxes: | \$26,004.00 |
| Insurance:         | \$9,204.00  |
| Gas:               | \$6,000.00  |
| Water / Sewer:     | \$2,280.00  |
| Super:             | \$5,100.00  |
| Management (5%):   | \$11,866.80 |
| Electric:          | \$1,500.00  |

**TOTAL ANNUAL EXPENSES: \$61,954.80**

| INCOME                       | ACTUAL              | PROJECTED           |
|------------------------------|---------------------|---------------------|
| <b>NET OPERATING INCOME:</b> | <b>\$169,826.00</b> | <b>\$202,249.20</b> |

|                     |                 |
|---------------------|-----------------|
| BLOCK/LOT           | 03380-0003      |
| LOT DIMENSION       | 25'x85'         |
| LOT SF              | 2125            |
| STORIES             | 4               |
| UNITS               | 4 RES + 1 COMM  |
| YEAR BUILT          | 1915            |
| ZONING              | R6, C1-3        |
| BUILDING DIMENSIONS | 25'x85'         |
| BUILDING SF         | 8,500           |
| FAR                 | RES 3 / FAC 4.8 |
| PROPERTY TAX        | \$26,004.00     |
| ACTUAL CAP          | 6.54%           |
| POTENTIAL CAP       | 7.79%           |

