

FOR SALE

880 Jefferson Avenue Brooklyn, NY 11221

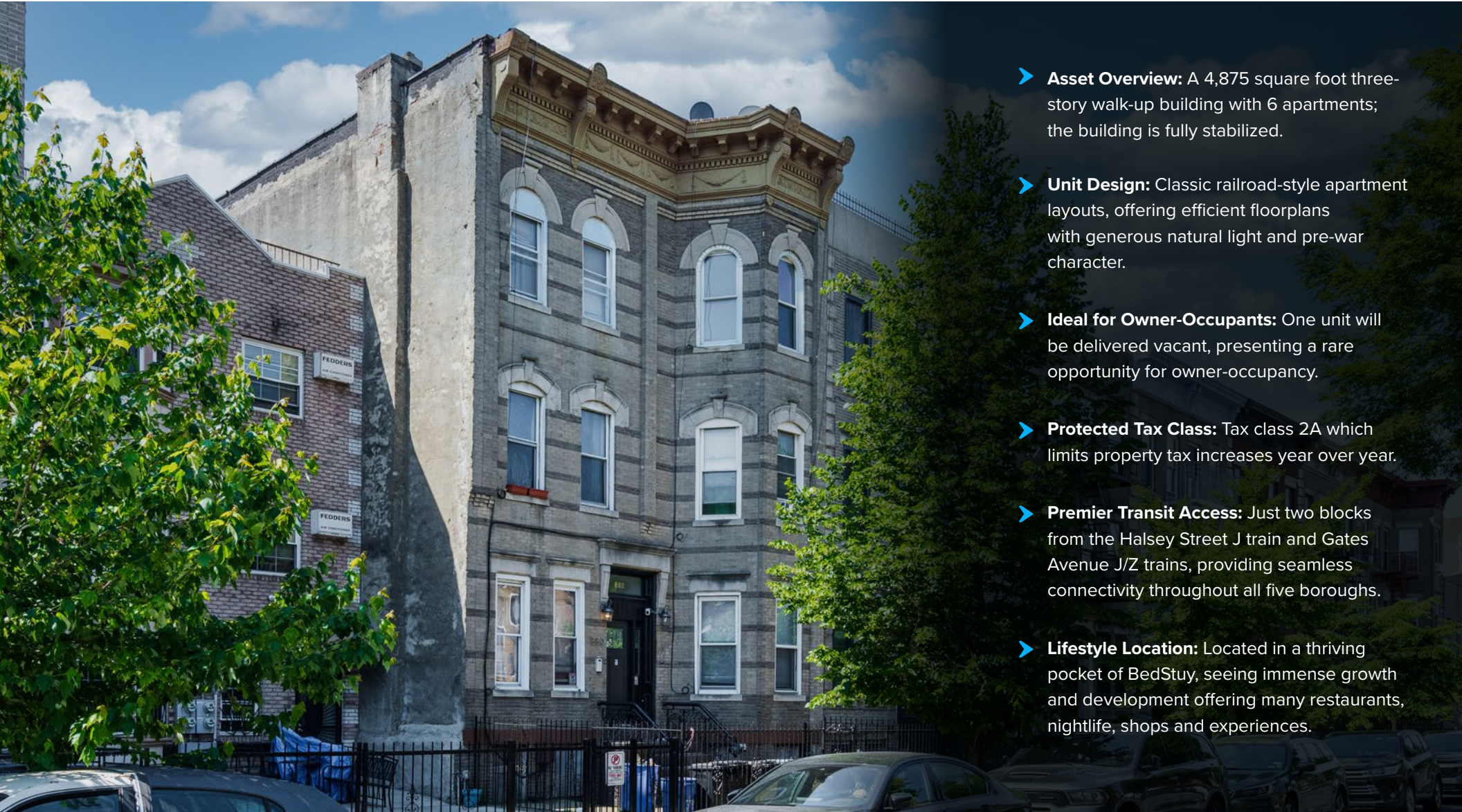
6-Unit Walk-Up Building with
User Upside in Bedford-Stuyvesant

Ariela
GREA Partner



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- **Asset Overview:** A 4,875 square foot three-story walk-up building with 6 apartments; the building is fully stabilized.
- **Unit Design:** Classic railroad-style apartment layouts, offering efficient floorplans with generous natural light and pre-war character.
- **Ideal for Owner-Occupants:** One unit will be delivered vacant, presenting a rare opportunity for owner-occupancy.
- **Protected Tax Class:** Tax class 2A which limits property tax increases year over year.
- **Premier Transit Access:** Just two blocks from the Halsey Street J train and Gates Avenue J/Z trains, providing seamless connectivity throughout all five boroughs.
- **Lifestyle Location:** Located in a thriving pocket of BedStuy, seeing immense growth and development offering many restaurants, nightlife, shops and experiences.

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

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Property Information

Block / Lot	1487 / 20
Lot Dimensions	25' x 100'
Lot Sq. Ft.	2,500
Building Dimensions	25' x 65'
Stories	3
Residential Units	6
Building Sq. Ft. (With Basement)	4,875
Zoning	R6B
FAR (Standard)	2.00
Tax Class	2A
Assessment (25/26)	\$75,859
Real Estate Taxes (25/26)	\$9,436

*All square footage/buildable area calculations are approximate

Asking Price: \$1,000,000 | \$205 / SF

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Financial Summary

Scheduled Monthly Income:	\$8,172
Gross Annual Income	\$98,068
Less Residential Vacancy Rate Reserve (3.00%):	(\$2,942)
Gross Operating Income:	\$95,126
Less Expenses:	(\$42,610)
Net Operating Income:	\$52,516

Expenses (Actual* / Projected)

Real Estate Taxes (25/26)	\$9,436	Repairs & Maintenance	\$4,200
Water & Sewer	\$4,399	Legal/Miscellaneous	\$951
Insurance	\$8,269	Management	\$2,854
Heat (Petro Oil) *	\$10,000	Gross Operating Expenses:	\$42,610
Electric	\$2,500		

Unit Breakdown - Proforma

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
RS	6	\$1,362	\$8,172	\$98,068
Total Income:			\$8,172	\$98,068

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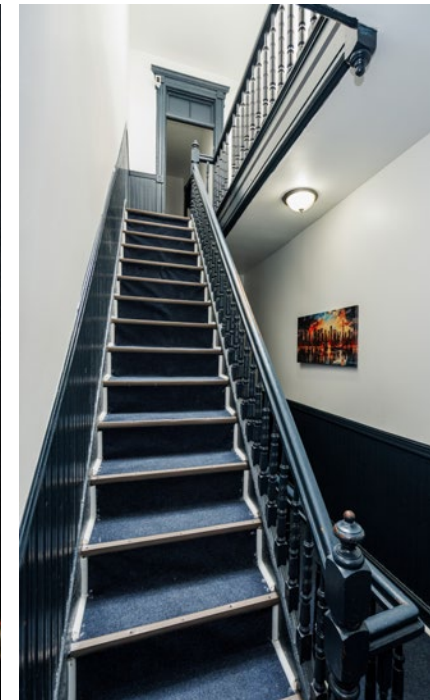
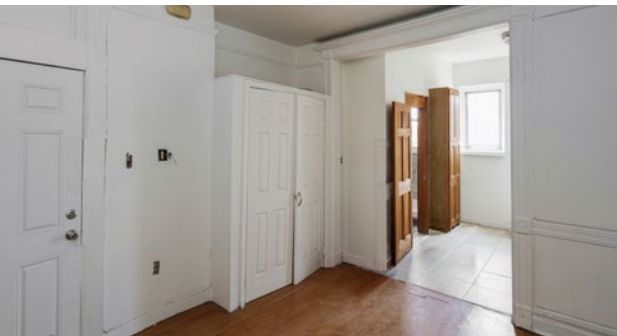
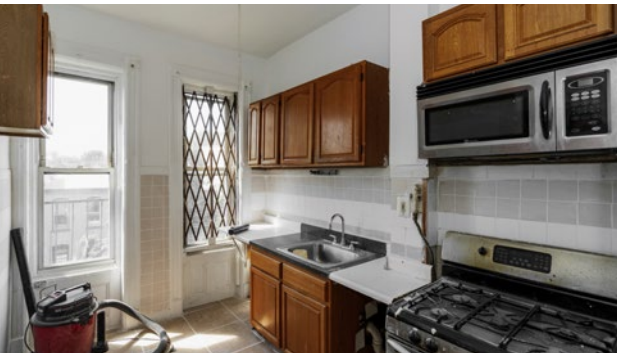
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Interior Photos



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880 Jefferson Avenue benefits from excellent transportation access, with nearby subway lines including the L, J, M, and Z trains, multiple local bus routes, and convenient connections to major roadways, making travel throughout Brooklyn, Queens, and Manhattan fast and accessible for both commuters and residents.

Transportation Score



99

Public Transportation



93

Walker's Paradise

Visit Walk Score Website →



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