

858 FLUSHING AVENUE, BROOKLYN, NY 11206

EXCLUSIVE OFFERING MEMORANDUM



IPRG



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FOR MORE INFORMATION,
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INVESTMENT PRICING





OFFERING PRICE
\$1,500,000

INVESTMENT HIGHLIGHTS

2 Apts & 1 Store
 # of Units

1,825
 Lot Size (Irregular)

5,475
 Approx. Buildable SF

R6A, C2-4
 Zoning

DELIVERED VACANT

2,725
 Approx. Existing SF

20 ft x 96.5 ft
 Lot Dimensions (Irregular)

\$274
 Price/Buildable SF

3.0
 FAR

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 858 Flushing Avenue. The subject property is located between Garden Street & Bushwick Avenue in Bushwick, Brooklyn.

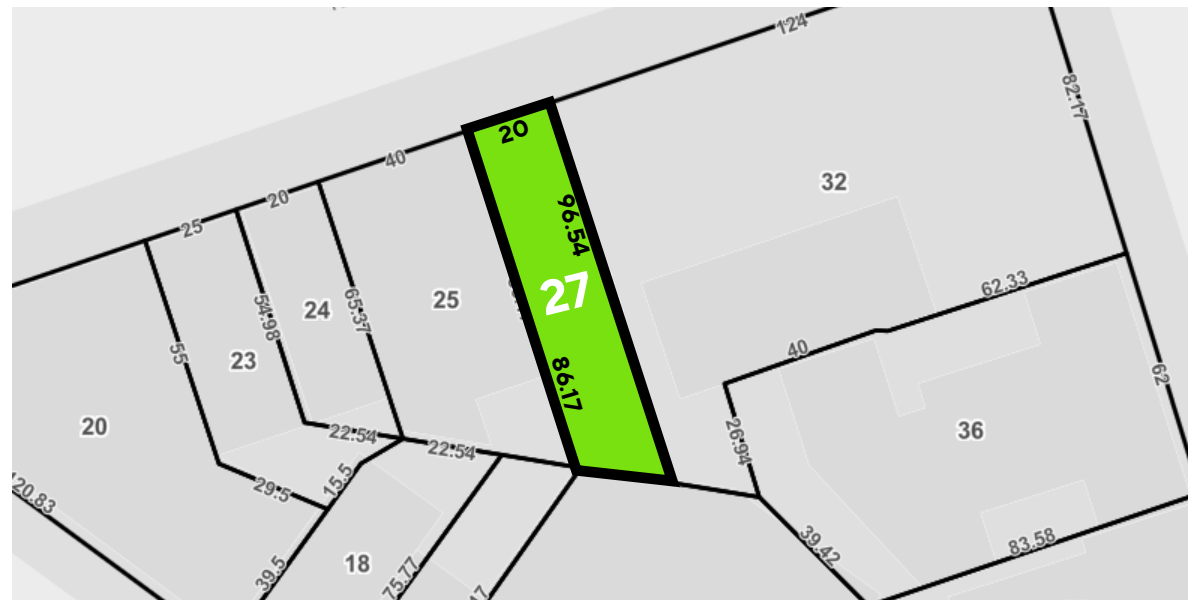
The property offers 2 apartments and 1 commercial space, all of which are vacant. The building is built full approximately 20 ft x 96.5 ft on the ground floor and 20 ft x 45 ft on the 2nd floor, offering approximately 2,725 square feet. 858 Flushing Avenue sits on a 20 ft x 96.5 ft irregular shaped lot which totals approximately 1,825 square feet. There are approximately 2,750 SF of unused air rights with R6A, C2-4 zoning. The total buildable square footage is 5,475 which allows a new owner to develop 8 units, either mixed-use or multifamily. The building is currently non-conforming to the I-Card.

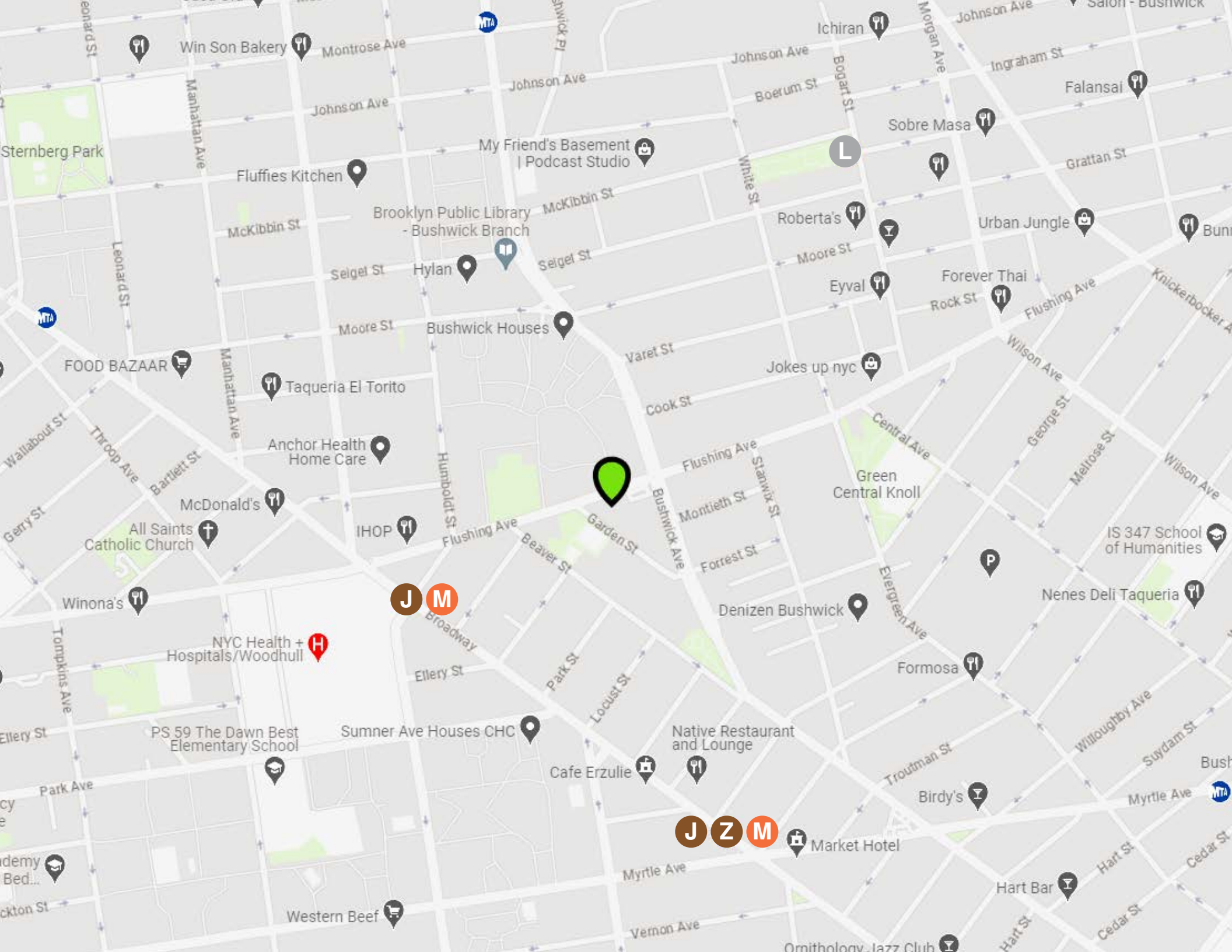
The property is located within walking distance to the L, M, J and Z subway lines.

BUILDING INFORMATION

BLOCK & LOT:	03138-0027
NEIGHBORHOOD:	Bushwick
CROSS STREETS:	Bushwick Ave & Garden St
BUILDING DIMENSIONS:	Ground Floor: 20 ft x 96.5 ft 2nd Floor: 20 ft x 45 ft
LOT DIMENSIONS:	20 ft x 96.5 ft (Irregular)
# OF UNITS:	2 Apts & 1 Store (Vacant)
APPROX. EXISTING SF:	2,725
APPROX. UNUSED AIR RIGHTS:	2,750
APPROX. BUILDABLE SF:	5,475
ZONING:	R6A, C2-4
FAR:	3.0
TAX CLASS / ANNUAL TAXES:	4 / \$9,723

TAX MAP





Win Son Bakery

Montrose Ave

Johnson Ave

Ichiran

Johnson Ave

Falansai

Sternberg Park

Fluffies Kitchen

My Friend's Basement | Podcast Studio

Sobre Masa

McKibbin St

Brooklyn Public Library - Bushwick Branch

Roberta's

Urban Jungle

Selgel St

Hylan

Selgel St

Moore St

Forever Thai

Moore St

Bushwick Houses

Varet St

Jokes up nyc

Wilson Ave

FOOD BAZAAR

Taqueria El Torito

Cook St

Anchor Health Home Care

Flushing Ave

Green Central Knoll

McDonald's

IHOP

Garden St

Montieth St

All Saints Catholic Church

Flushing Ave

Beaver St

Forrest St

IS 347 School of Humanities

Winona's

J M

Denizen Bushwick

Nenes Deli Taqueria

NYC Health + Hospitals/Woodhull

Elery St

Park St

Native Restaurant and Lounge

Formosa

PS 59 The Dawn Best Elementary School

Sumner Ave Houses CHC

Cafe Erzulie

Native Restaurant and Lounge

Birdy's

Park Ave

Western Beef

J Z M

Market Hotel

Hart Bar

Academy Bed...

Myrtle Ave

Myrtle Ave

ckton St

Vernon Ave

Ornithology Jazz Club

Hart St

Cedar St

CITY OF NEW YORK
DEPARTMENT OF HOUSING AND BUILDINGS
DIVISION OF HOUSING

D. 5100
L. 27

AVENUE FLUSHING No. 858 UNIT _____ DATE 3/9/60

CONVERTED INTO A NON-TENEMENT - FORMER - O.L.T.

BUREAU OF RECORDS: YOU ARE HEREBY NOTIFIED THAT THE ABOVE BUILDING
FORMERLY OCCUPIED ON EACH FLOOR AS FOLLOWS:

BASEMENT		4TH STORY
1ST STORY		5TH STORY
2ND STORY		6TH STORY
3RD STORY		FAMILIES IN ALL

HAS THIS DAY BEEN CONVERTED TO A NON-TENEMENT AND WILL HEREAFTER
BE USED AS A

BASEMENT		4TH STORY
1ST STORY } 1. FAM E		5TH STORY
2ND STORY } DR. OFFICE		6TH STORY
3RD STORY } 1. FAM		FAMILIES IN ALL = 2. FAM.
{ D.B. PERMIT		D.B. CERT. OF OCCUP.
{ ALT. 36/59		169553-ISSUED. 2/24/60

*BLUE T. cds filed in old
BOROUGH OF Queens records 2. Malloy 3/9/60
82K 3-9-60*

(over)



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