



850 FLUSHING AVENUE, BROOKLYN, NY 11206

EXCLUSIVE OFFERING MEMORANDUM

IPRG



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FOR MORE INFORMATION,
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INVESTMENT PRICING





OFFERING PRICE
\$2,250,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

6 Apartments
of Units

1,320
Unused Air Rights

1,815
Lot Size (Irregular)

R6A, C2-4
Zoning

4,125
Approx. SF

\$545
Price/SF

25 ft x 84.5 ft
Lot Dimensions (Irregular)

25 ft x 55 ft
Building Dimensions

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 850 Flushing Avenue. The subject property is located between Garden Street & Bushwick Avenue in Bushwick, Brooklyn.

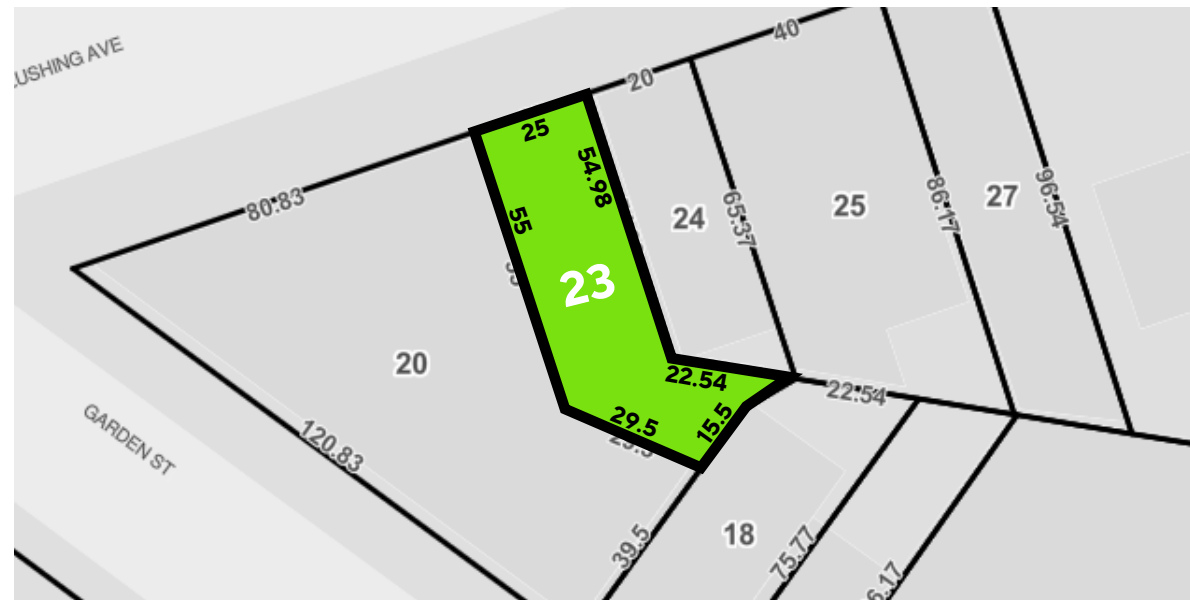
The property offers 6 rent stabilized apartments, all of which are vacant and can be deregulated via substantial rehabilitation. The building is built 25 ft x 55 ft, offering approximately 4,125 square feet. 850 Flushing Avenue sits on a 25 ft x 84.5 ft irregular shaped lot which totals approximately 1,815 square feet. There are approximately 1,320 square feet of unused air rights with R6A, C2-4 zoning. A new owner could convert this building into 2 stores and 6 apartments.

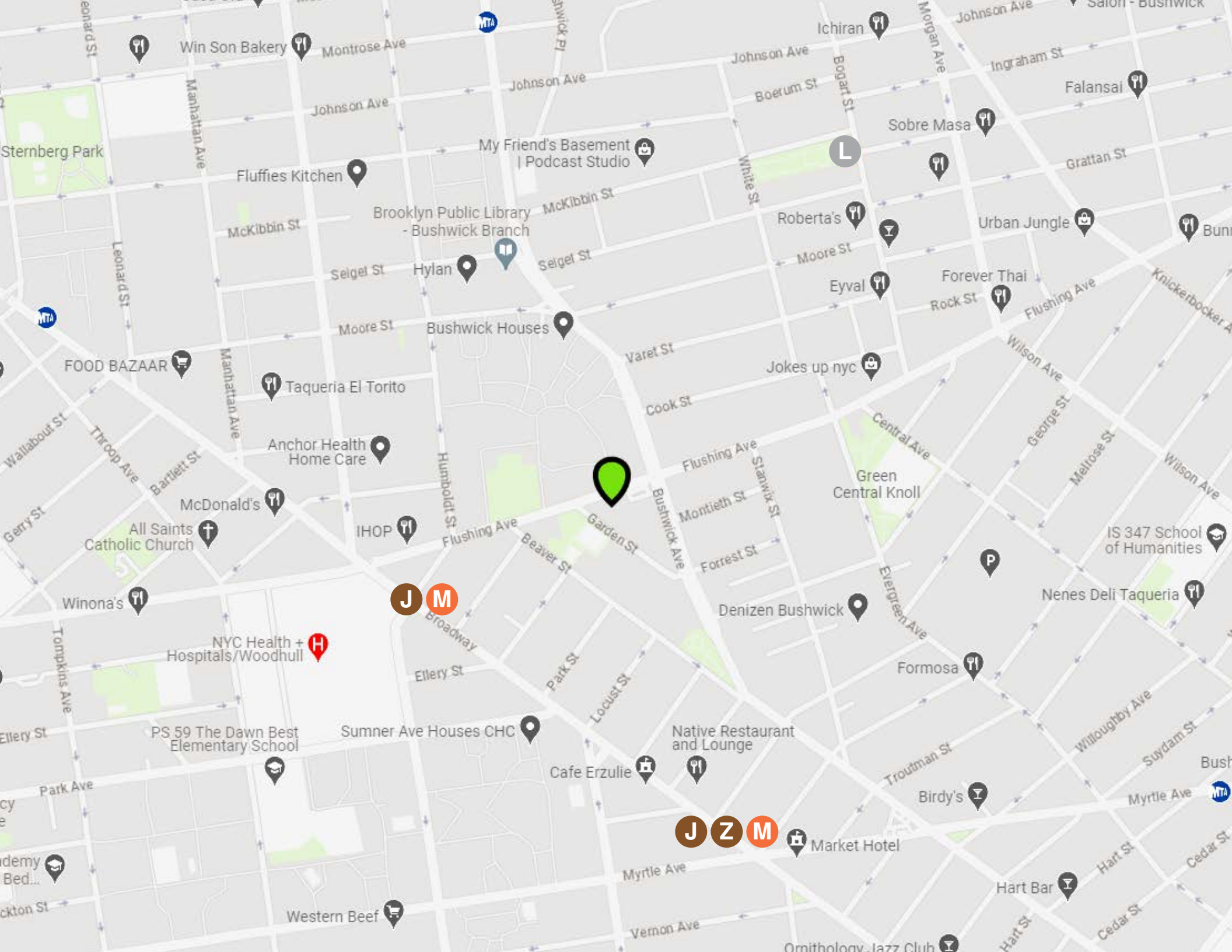
The property is located within walking distance to the L, M, J and Z subway lines.

BUILDING INFORMATION

BLOCK & LOT:	03138-0023
NEIGHBORHOOD:	Bushwick
CROSS STREETS:	Bushwick Ave & Garden St
BUILDING DIMENSIONS:	25 ft x 55 ft
LOT DIMENSIONS:	25 ft x 84.5 ft
# OF UNITS:	6 Apartments (Vacant)
APPROX. EXISTING SF:	4,125
APPROX. UNUSED AIR RIGHTS:	1,320
ZONING:	R6A, C2-4
FAR:	3.0
TAX CLASS:	2A
ANNUAL TAXES:	\$9,876

TAX MAP





Win Son Bakery

Montrose Ave

Johnson Ave

Johnson Ave

Ichiran

Johnson Ave

Johnson Ave

Ingraham St

Falansai

Sternberg Park

Fluffies Kitchen

My Friend's Basement | Podcast Studio

Sobre Masa

McKibbin St

Brooklyn Public Library - Bushwick Branch

McKibbin St

L

Grattan St

Selgel St

Hylan

Selgel St

Roberta's

Urban Jungle

Bun...

Moore St

Bushwick Houses

Moore St

Forever Thai

Knickerbocker A...

FOOD BAZAAR

Taqueria El Torito

Jokes up nyc

Varet St

Cook St

Wilson Ave

Anchor Health Home Care

Flushing Ave

Green Central Knoll

Wallabout St

Throop Ave

Bartlett St

McDonald's

IHOP

Flushing Ave

Garden St

Flushing Ave

Green Central Knoll

George St

Wilson Ave

All Saints Catholic Church

Winona's

IHOP

Flushing Ave

Beaver St

Flushing Ave

Green Central Knoll

IS 347 School of Humanities

Gerry St

J

M

NYC Health + Hospitals/Woodhull

Denizen Bushwick

Nenes Deli Taqueria

Tompkins Ave

Elery St

Park St

Locust St

Flushing Ave

Elegreen Ave

Formosa

Elery St

PS 59 The Dawn Best Elementary School

Sumner Ave Houses CHC

Native Restaurant and Lounge

Troutman St

Willoughby Ave

Suydam St

Park Ave

J

Z

M

Market Hotel

Birdy's

Myrtle Ave

Academy Bed...

Western Beef

Cafe Erzulie

Native Restaurant and Lounge

Hart Bar

Bush...

ckton St

Myrtle Ave

Ornithology Jazz Club

Hart Bar

Hart St

Cedar St

Vernon Ave

Hart St

Cedar St



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