94 GEORGE STREET, BROOKLYN, NY

6-UNIT WALK-UP | BUSHWICK | FOR SALE



ASKING PRICE

\$495,000

FULLY OCCUPIED, 25' WIDE, TAX PROTECTED



- 3-STORY WALK-UP WITH 6 RESIDENTIAL UNITS - 5 RS | 1 RC
- TAX CLASS 2A PREVENTS UNDERLYING TAXES FROM **INCREASING SIGNIFICANTLY**
- CLOSE PROXIMITY TO THE [L] TRAIN AT MORGAN STREET STATION AND THE [J, M, Z] LINES AT MYRTLE AVENUE -**BROADWAY STATION**
- SURROUNDED BY VIBRANT ARRAY OF BOUTIQUE RETAILERS

INFORMATION	
HOOD	Bushwick, Brooklyn, NY
REETS	On George Street between Wilson and Central Avenue
ТС	3157 / 24
DIMENSIONS	25' x 100' Built: 25' x 56'
SIZE (SF)	4,200 SF
Т	1931
	3
	6
SSMENT (24/25)	\$47,306
/25)	\$5.913

PROPERTY

NEIGHBORHOOD	Bushwick, Brooklyn, NY
CROSS STREETS	On George Street between Wilson and Central Avenue
BLOCK / LOT	3157 / 24
LOT/BUILT DIMENSIONS	25' x 100' Built: 25' x 56'
BUILDING SIZE (SF)	4,200 SF
YEAR BUILT	1931
STORIES	3
UNITS	6
TAX ASSESSMENT (24/25)	\$47,306
TAXES (24/25)	\$5.913

Contact the exclusive agents for more information,

Thomas A. Donovan

PRESIDENT QUEENS INVESTMENT SALES

tdonovan@meridiancapital.com

646.502.3481

Eugene Kim

VICE PRESIDENT INVESTMENT SALES

646.502.3483 ekim@meridiancapital.com Tommy Lin

VICE PRESIDENT **INVESTMENT SALES**

646.502.3484 tlin@meridiancapital.com Abby Todd

ASSOCIATE INVESTMENT SALES

646.502.3482 atodd@meridiancapital.com

28

37

94 GEORGE STREET, BROOKLYN, NY



6-UNIT WALK-UP | BUSHWICK | FOR SALE

Revenu	Revenue								
Unit	Type	Status	Lease Start	LXP	NSF	Legal Rent	Actual Rent	Rent / SF	Annual Rent
1L	2 BR / 1 BA	RS	5/1/2023	4/30/2025	595	\$837	\$796	\$16	\$9,547
1R	2 BR / 1 BA	RS	1/1/2024	12/31/2025	595	\$759	\$759	\$15	\$9,107
2L	2 BR / 1 BA	RS	4/1/2024	3/31/2026	616	\$832	\$832	\$16	\$9,979
2R*	2 BR / 1 BA	RS	1/1/2025	12/31/2026	616	\$719	\$719	\$14	\$8,633
3L	2 BR / 1 BA	RS	1/1/2025	12/31/2026	616	\$695	\$695	\$14	\$8,345
3R	2 BR / 1 BA	RC			616	\$122	\$122	\$2	\$1,469
Total					3,654	\$3,965	\$3,923	\$13	\$47,080

*2R is a SCRIE tenant - Actual Rent includes \$119.42 SCRIE 0tis Morgan Av III Grattan St seigel St Thames St Roberta's Urban Jungle Syndicated Bar Bunna Cafe Theater Kitchen Moore St Bushwick Bark Eyval T Flushing Ave on Knickerbocker Kitten Adoptions -Bushwick Pet Shop C.I.D. Plumbing, Water Heaters, and Drain Clea... Top-Rated Commercial & Residential Plumb... Varet St Cook St Maria Hernandez Flushing Ave Park 0 Cook St Flushing Ave Bushwick Comedy Club The Comedian-Owned Comedy Club Central Ave Forrest St

Contact the exclusive agents for more information,

Thomas A. Donovan

PRESIDENT QUEENS INVESTMENT SALES

646.502.3481 tdonovan@meridiancapital.com **Eugene Kim**

VICE PRESIDENT INVESTMENT SALES

646.502.3483 ekim@meridiancapital.com Tommy Lin

VICE PRESIDENT INVESTMENT SALES

646.502.3484 tlin@meridiancapital.com Abby Todd

ASSOCIATE INVESTMENT SALES

646.502.3482 atodd@meridiancapital.com