

# 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

### PROPERTY INFORMATION

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

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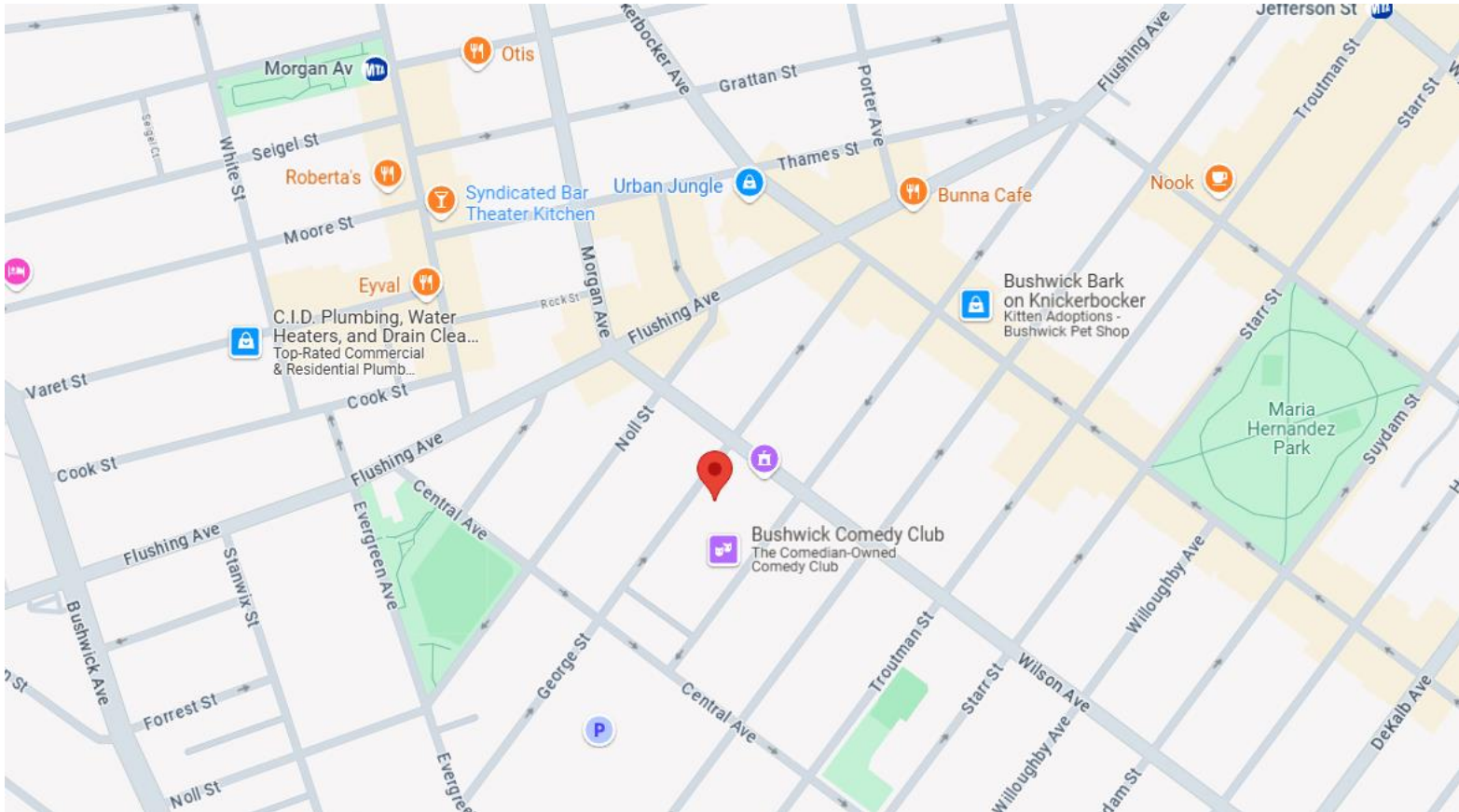
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Revenue									
Unit	Type	Status	Lease Start	LXP	NSF	Legal Rent	Actual Rent	Rent / SF	Annual Rent
1L	2 BR / 1 BA	RS	5/1/2023	4/30/2025	595	\$837	\$796	\$16	\$9,547
1R	2 BR / 1 BA	RS	1/1/2024	12/31/2025	595	\$759	\$759	\$15	\$9,107
2L	2 BR / 1 BA	RS	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
<b>Total</b>					<b>3,654</b>	<b>\$3,965</b>	<b>\$3,923</b>	<b>\$13</b>	<b>\$47,080</b>

\*2R is a SCRIE tenant - Actual Rent includes \$119.42 SCRIE



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