

210 Bedford Avenue

Mixed-Use Building For Sale in the Heart of Williamsburg
Brooklyn, NY 11249



Location:	Located on the west side of Bedford Avenue between N 5 th & N 6 th Streets
Block / Lot:	2335 / 25
Lot Dimensions:	20' x 55.5'

BUILDING INFORMATION

Building Dimensions:	20' x 35' (Ext.) Approx.
Building Size:	2,510 S.F. plus 990 S.F. below grade (Approx.)
Stories:	3 plus below grade
Zoning:	R6B with a C1-4 overlay
Residential FAR:	2.00
Commercial FAR:	2.00
Lot S.F.:	1,110 (Approx.)
Total Buildable S.F.:	2,220 (no available air rights) (Approx.)
Assessment (14/15):	\$23,348
Taxes (14/15):	\$4,472.78 (protected tax class 1)

PROPERTY DESCRIPTION

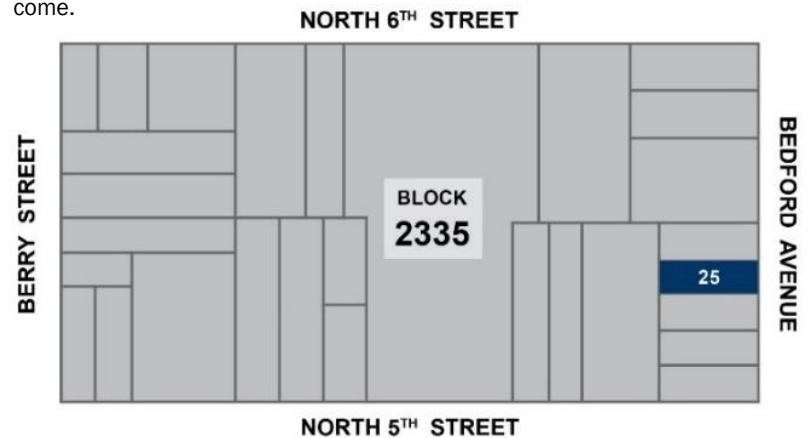
The subject property is a completely renovated, mixed-use, retail driven building on Bedford Avenue in Northside Williamsburg, Brooklyn. Located less than two blocks from the Bedford Avenue L Train Station, the property offers a vacant, luxury duplex apartment above an 880 S.F. (approx.) retail space occupied by the thriving NYC favorite, Juice Generation. This is a wonderful opportunity to own a retail asset in the heart of Brooklyn's most energetic corridor where the retail rents are the strongest in the Borough. Over the past year notable national retailers like Apple, Whole Foods, J. Crew, Starbucks and SoulCycle have arrived within a few blocks of the subject property. With a protected tax class and the tenants paying for the utilities, this turnkey investment has only room for growth in the net income and will provide the new owner with substantial cash flow for many years to come.

FINANCIAL SNAPSHOT

Unit	Tenant Status	S.F.	Expiration	\$/S.F.	Monthly	Annual Rent
Retail	Juice Generation	880	Sep-23	\$251	\$18,392	\$220,707
		plus 625 SF below grade				
Duplex	Free Market	1,250	N/A	\$60	\$6,200	\$74,400
Apartment		plus 150 SF below grade				
Total		2,130			\$24,592	\$295,107

Rent is projected at market due to occupancy status

Estimated Expenses:	\$26,450
Net Operating Income:	\$268,657



ASKING PRICE: \$7,000,000

For further information or inspection, please contact Exclusive Agents:

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.