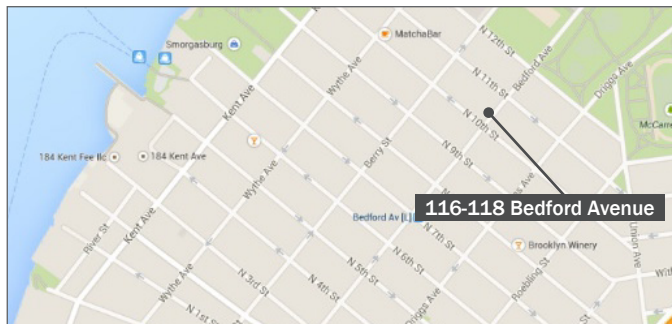


# 116-118 Bedford Avenue Two Adjoining Buildings For Sale Brooklyn, NY 11249



## Location:

Located on the west side of Bedford Avenue between N 10th Street and N 11th Street

## Block / Lots:

2297 / 16 & 17

## Combined Lot Dimensions:

50' x 100' (Approx)

## BUILDING INFORMATION

### Building Dimensions:

116  
Bedford Ave

118  
Bedford Ave

25' x 55'

25' x 55'

### Building Size:

5,500

5,500

### Stories:

4

4

### Zoning:

R6A

### Residential FAR:

2.70

### Commercial FAR:

N/A

### Combined Lot S.F.:

5,000 Approx.

### Total Buildable S.F.:

13,500 Approx.

### Minus Existing Structures:

11,000 Approx.

### Available Air Rights:

2,500 Approx.

### Assessment (14/15):

\$151,669 Combined

### Taxes (14/15):

\$19,497 Combined

## PROPERTY DESCRIPTION:

The exclusive offering is two adjoining renovated and entirely free market buildings combining of 11,000 S.F. on the most premier retail corridor in Williamsburg, Brooklyn. 116 Bedford Avenue is an eight family building and 118 Bedford Avenue is a brick mixed-use building comprising six apartments above a 1,200 SF store. There is also the ability to build an additional 2,500 square feet, potentially as retail space. This is especially valuable due to the growth of the retail rents on Bedford Avenue which have increased by 300% over the past five years.

**PORTFOLIO ASKING PRICE:**  
**\$18,000,000**

**SOLD INDIVIDUALLY:**

**116 Bedford Avenue: \$5,500,000 / 118 Bedford Avenue: \$12,500,000**

*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.

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