

# 94 GEORGE STREET, BROOKLYN, NY

6-UNIT WALK-UP | BUSHWICK | FOR SALE

## \$595,000

FULLY OCCUPIED, 25' WIDE, TAX PROTECTED



## HIGHLIGHTS

- 3-story walk-up multifamily building with six 2-bedroom units
- Tax class 2A protects the underlying taxes from increasing significantly
- Tenant mix includes five rent stabilized and one rent controlled unit
- Close proximity to either the L train Morgan Street station or J, M, Z lines Myrtle Avenue – Broadway Station
- Surrounded by a 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 (23/24)	\$43,856
TAXES (23/24)	\$5,380

Thomas A. Donovan

PRESIDENT OF QUEENS INVESTMENT SALES  
646.502.3481 | tdonovan@meridiancapital.com

Tommy Lin

VICE PRESIDENT, INVESTMENT SALES  
646.502.3484 | tlin@meridiancapital.com

## TAX MAP



Eugene Kim

VICE PRESIDENT, INVESTMENT SALES  
646.502.3483 | ekim@meridiancapital.com

# 94 GEORGE STREET, BROOKLYN, NY

6-UNIT WALK-UP | BUSHWICK | FOR SALE

Revenue					Current Rents		
Unit	Type	Status	LXP	NSF	Rent	Rent / SF	Annual Rent
1L	2 BR / 1 BA	RS	4/30/25	595	\$796	\$16	\$9,547
1R	2 BR / 1 BA	RS	12/31/23	595	\$716	\$14	\$8,588
2L	2 BR / 1 BA	RS	3/31/24	616	\$809	\$16	\$9,711
2R	2 BR / 1 BA	RS	12/31/24	616	\$689	\$13	\$8,262
3L	2 BR / 1 BA	RS	12/31/24	616	\$661	\$13	\$7,929
3R	2 BR / 1 BA	RC		616	\$122	\$2	\$1,469
Total				3,654	\$3,792	\$12	\$45,507

## LOCATION MAP

