

# 94 GEORGE STREET, BROOKLYN, NY

6-UNIT WALK-UP | BUSHWICK | FOR SALE

## \$725,000

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)	4,928 SF
YEAR BUILT	1931
STORIES	3
UNITS	6
TAX ASSESSMENT (23/24)	\$43,856
TAXES (23/24)	\$5,380

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### TAX MAP



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

## LOCATION MAP

