1238 Bedford Avenue, Brooklyn, NY 11216

Prime 8 Unit Building
Bedford Stuyvesant, Brooklyn

**Property Information**

- **Address:** 1238 Bedford Avenue
- **Neighborhood:** Bedford Stuyvesant
- **Cross Streets:** Halsey Street & Hancock Street
- **Block:** 2000
- **Lot:** 24
- **Lot Size:** 20 ft x 100 ft

**Building Information**

- **Building Size:** 20 ft x 50 ft
- **Building Class:** S3
- **Zoning:** C2-4/R6A
- **Stories:** 4
- **Residential Units:** 8
- **Commercial Units:** 0
- **Total Units:** 8
- **Total Building SF:** 4,000

**Taxes (14/15):** $7,885

TerraCRG has been retained to exclusively represent ownership in the sale of the 8 unit multifamily building at 1238 Bedford Avenue in the Bedford Stuyvesant neighborhood of Brooklyn. The property is located between Halsey Street & Hancock Street and is ideally situated approx. 3 blocks from both the Franklin Avenue C train and the Nostrand Avenue A & C Trains.

The 4,000 SF building contains 8 apartments. 4 of the units are vacant and just underwent a full renovation (including new kitchens, baths, floors and exposed brick walls). One of these vacant units is a ground floor duplex apartment. The other 4 units are occupied with rent stabilized tenants. When fully occupied the building would have a projected gross annual rent of $140,000 with outstanding potential upside on the occupied units.

The property is ideally located near the intersection of Bedford Avenue and Fulton Street in one of the fastest growing residential and retail corridors in New York. The list of exciting retailers in the area include Bedford Hall, Outpost Café, Doris Bar and Alice’s Arbor. There are also many national retailers located in this area that provide a good mix between the newer bars and cafes and the more national chain tenants. The building is located in the heart of the residential renaissance of the area with many new luxury rental and condo buildings being built to meet the huge demand of new residents flooding into the area.

*Please contact exclusive agents for the Complete Offering Memorandum.*

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**For More Information Please Contact Exclusive Agent:**

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**Asking Price**
$1,780,000