



# 858 FLUSHING AVENUE, BROOKLYN, NY 11206

EXCLUSIVE OFFERING MEMORANDUM

**IPRG**



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# IPRG

## INVESTMENT PRICING





**OFFERING PRICE**  
**\$1,250,000**

**INVESTMENT HIGHLIGHTS**

2 Apts & 1 Store  
 # of Units

1,825  
 Lot Size (Irregular)

5,475  
 Approx. Buildable SF

R6A, C2-4  
 Zoning

**DELIVERED VACANT**

2,725  
 Approx. Existing SF

20 ft x 96.5 ft  
 Lot Dimensions (Irregular)

\$228  
 Price/Buildable SF

3.0  
 FAR

# IPRG

## PROPERTY INFORMATION



## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 858 Flushing Avenue. The subject property is located between Garden Street & Bushwick Avenue in Bushwick, Brooklyn.

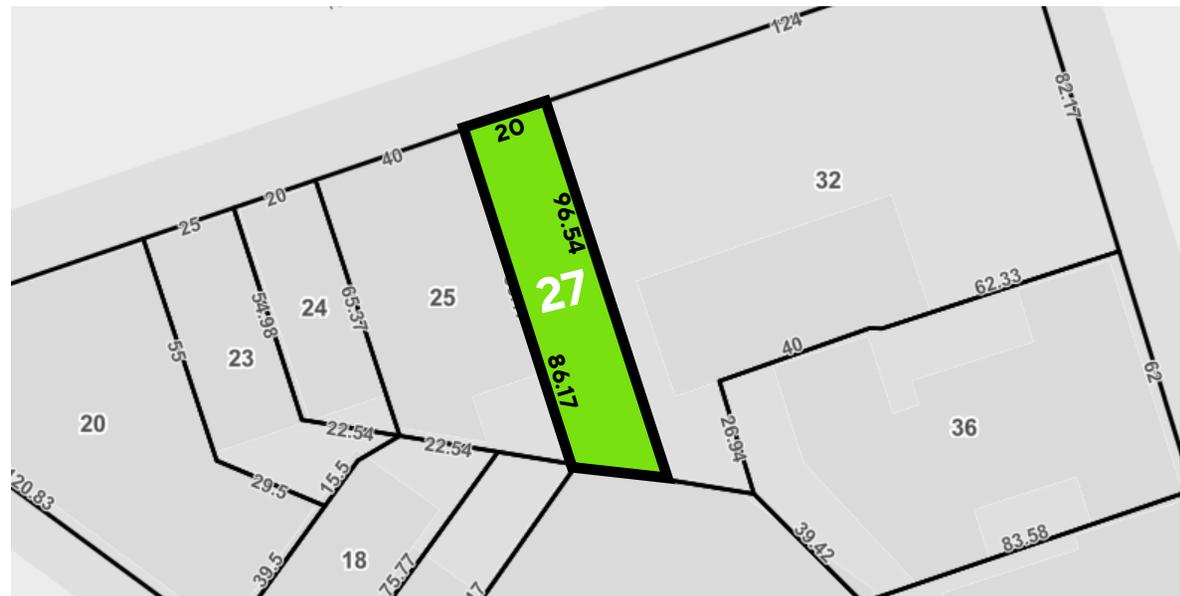
The property offers 2 apartments and 1 commercial space, all of which are vacant. The building is built full approximately 20 ft x 96.5 ft on the ground floor and 20 ft x 45 ft on the 2nd floor, offering approximately 2,725 square feet. 858 Flushing Avenue sits on a 20 ft x 96.5 ft irregular shaped lot which totals approximately 1,825 square feet. There are approximately 2,750 SF of unused air rights with R6A, C2-4 zoning. The total buildable square footage is 5,475 which allows a new owner to develop 8 units, either mixed-use or multifamily. The building is currently non-conforming to the I-Card.

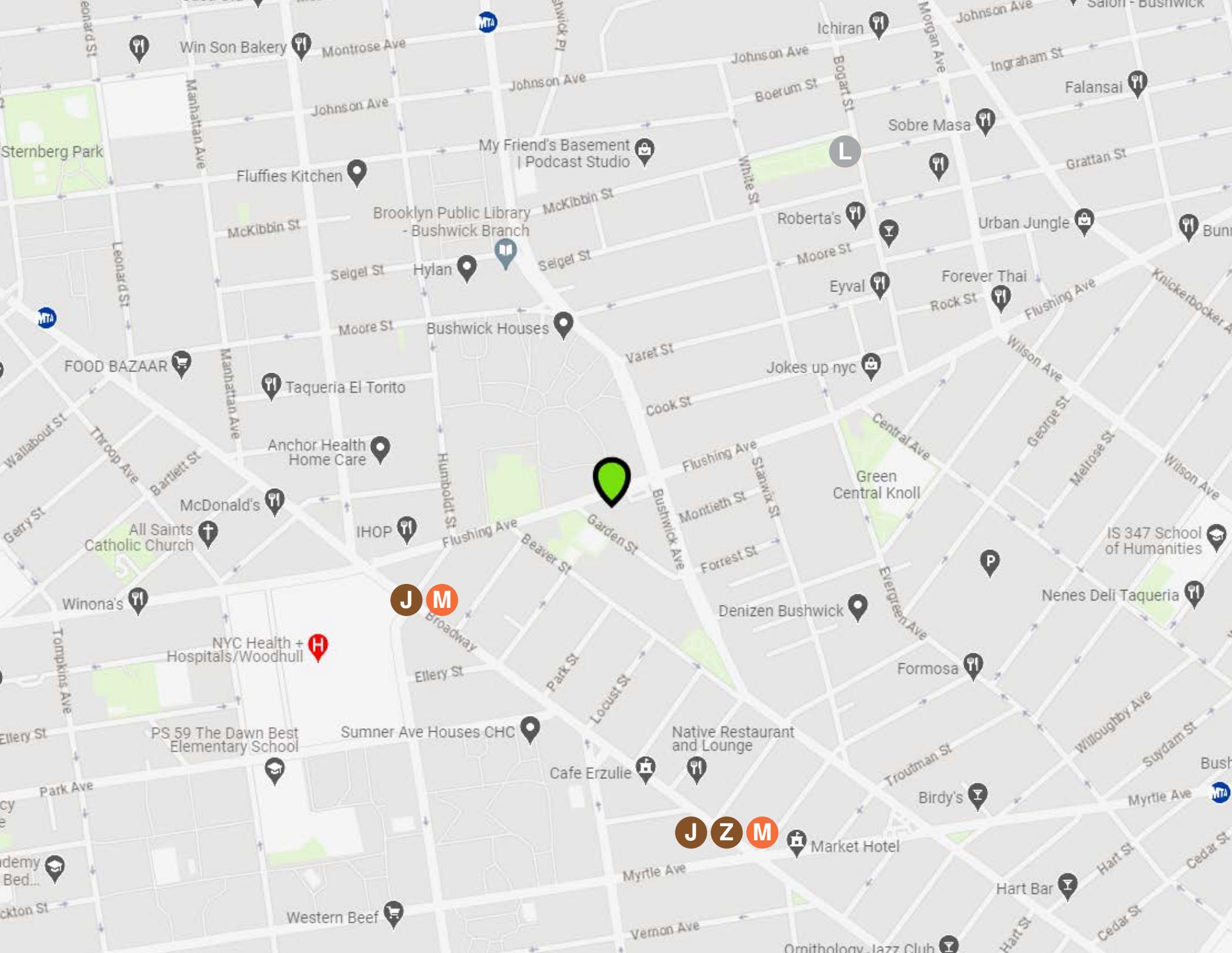
The property is located within walking distance to the L, M, J and Z subway lines.

## BUILDING INFORMATION

<b>BLOCK &amp; LOT:</b>	03138-0027
<b>NEIGHBORHOOD:</b>	Bushwick
<b>CROSS STREETS:</b>	Bushwick Ave & Garden St
<b>BUILDING DIMENSIONS:</b>	<b>Ground Floor:</b> 20 ft x 96.5 ft <b>2nd Floor:</b> 20 ft x 45 ft
<b>LOT DIMENSIONS:</b>	20 ft x 96.5 ft (Irregular)
<b># OF UNITS:</b>	2 Apts & 1 Store (Vacant)
<b>APPROX. EXISTING SF:</b>	2,725
<b>APPROX. UNUSED AIR RIGHTS:</b>	2,750
<b>APPROX. BUILDABLE SF:</b>	5,475
<b>ZONING:</b>	R6A, C2-4
<b>FAR:</b>	3.0
<b>TAX CLASS / ANNUAL TAXES:</b>	4 / \$9,723

## TAX MAP





J

M

J

Z

M

Win Son Bakery

Fluffies Kitchen

Brooklyn Public Library - Bushwick Branch

FOOD BAZAAR

Taqueria El Torito

Anchor Health Home Care

McDonald's

All Saints Catholic Church

NYC Health + Hospitals/Woodhull

PS 59 The Dawn Best Elementary School

Sumner Ave Houses CHC

Cafe Erzulie

Native Restaurant and Lounge

Market Hotel

Western Beef

My Friend's Basement | Podcast Studio

Hylan

Bushwick Houses

Varet St

Cook St

Flushing Ave

Bushwick Ave

Montieth St

Forrest St

Denizen Bushwick

Formosa

Birdy's

Hart Bar

Ichiran

Sobre Masa

Roberta's

Eyval

Forever Thai

Jokes up nyc

Green Central Knoll

Nenes Deli Taqueria

IS 347 School of Humanities

Falansai

Urban Jungle

Bun...

Knickerbocker A...

Wilson Ave

Wilson Ave

Bush...

Myrtle Ave

Cedar St

Ornithology Jazz Club

Hart St

Hart St

Cedar St

Willoughby Ave

Suydam St

Myrtle Ave

Cedar St

Wilson Ave

George St

Melrose St

Flushing Ave

Wilson Ave

George St

Melrose St

Rock St

Flushing Ave

Wilson Ave

George St

Melrose St

Central Ave

Flushing Ave

Elegreen Ave

Flushing Ave

L

P

P

P

P

P

Winona's

Elery St

Park Ave

Western Beef

Western Beef

Leonard St

Wallabout St

Throop Ave

Bartlett St

Gerry St

Flushing Ave

Manhattan Ave

Flushing Ave

CITY OF NEW YORK  
DEPARTMENT OF HOUSING AND BUILDINGS  
DIVISION OF HOUSING

D. 5100  
L. 27

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AVENUE FLUSHING No. 858 UNIT \_\_\_\_\_ DATE 3/9/60

NOT A TENEMENT

CONVERTED INTO A NON-TENEMENT - FORMER - O.L.T.

BUREAU OF RECORDS: YOU ARE HEREBY NOTIFIED THAT THE ABOVE BUILDING  
FORMERLY OCCUPIED ON EACH FLOOR AS FOLLOWS:

BASEMENT	4TH STORY
1ST STORY	5TH STORY
2ND STORY	6TH STORY
3RD STORY	FAMILIES IN ALL

HAS THIS DAY BEEN CONVERTED TO A NON-TENEMENT AND WILL HEREAFTER  
BE USED AS A

BASEMENT	<del>4TH STORY</del>
1ST STORY } 1. FAM E	<del>5TH STORY</del>
2ND STORY } DR. OFFICE	<del>6TH STORY</del>
3RD STORY } 1. FAM	FAMILIES IN ALL = 2. FAM.
{ D.B. PERMIT	D.B. CERT. OF OCCUP.
{ ALT. 36/59	169.553 - ISSUED. 2/24/60

*BLUE T. cds filed in old*  
BOROUGH OF *Queens records 2. Malloy 3/9/60*  
*82K 3-9-60*

(over)



# IPRG

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**BROOKLYN, NY 11206**

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