



850 FLUSHING AVENUE, BROOKLYN, NY 11206

EXCLUSIVE OFFERING MEMORANDUM

IPRG



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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Steve Reynolds	Tom Reynolds	Brian Davila	Noah Middlekauff	Joe Moravec
President	Founding Partner	Managing Partner	Partner	Associate	Associate
718.360.8802	718.360.2993	718.360.8817	718.360.8849	718.360.8557	718.360.5935
derek@iprg.com	steve@iprg.com	tom@iprg.com	bdavila@iprg.com	nmiddlekauff@iprg.com	jmoravec@iprg.com

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INVESTMENT PRICING





OFFERING PRICE
\$1,900,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

6 Apartments
of Units

1,320
Unused Air Rights

1,815
Lot Size (Irregular)

R6A, C2-4
Zoning

4,125
Approx. SF

\$461
Price/SF

25 ft x 84.5 ft
Lot Dimensions (Irregular)

25 ft x 55 ft
Building Dimensions

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 850 Flushing Avenue. The subject property is located between Garden Street & Bushwick Avenue in Bushwick, Brooklyn.

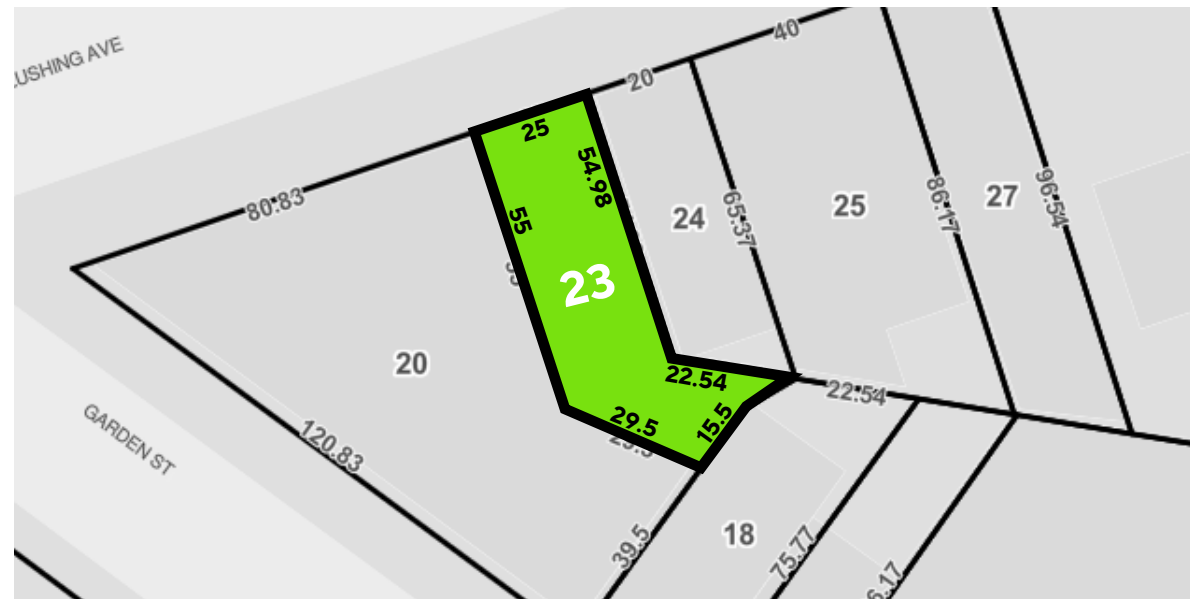
The property offers 6 rent stabilized apartments, all of which are vacant and can be deregulated via substantial rehabilitation. The building is built 25 ft x 55 ft, offering approximately 4,125 square feet. 850 Flushing Avenue sits on a 25 ft x 84.5 ft irregular shaped lot which totals approximately 1,815 square feet. There are approximately 1,320 square feet of unused air rights with R6A, C2-4 zoning.

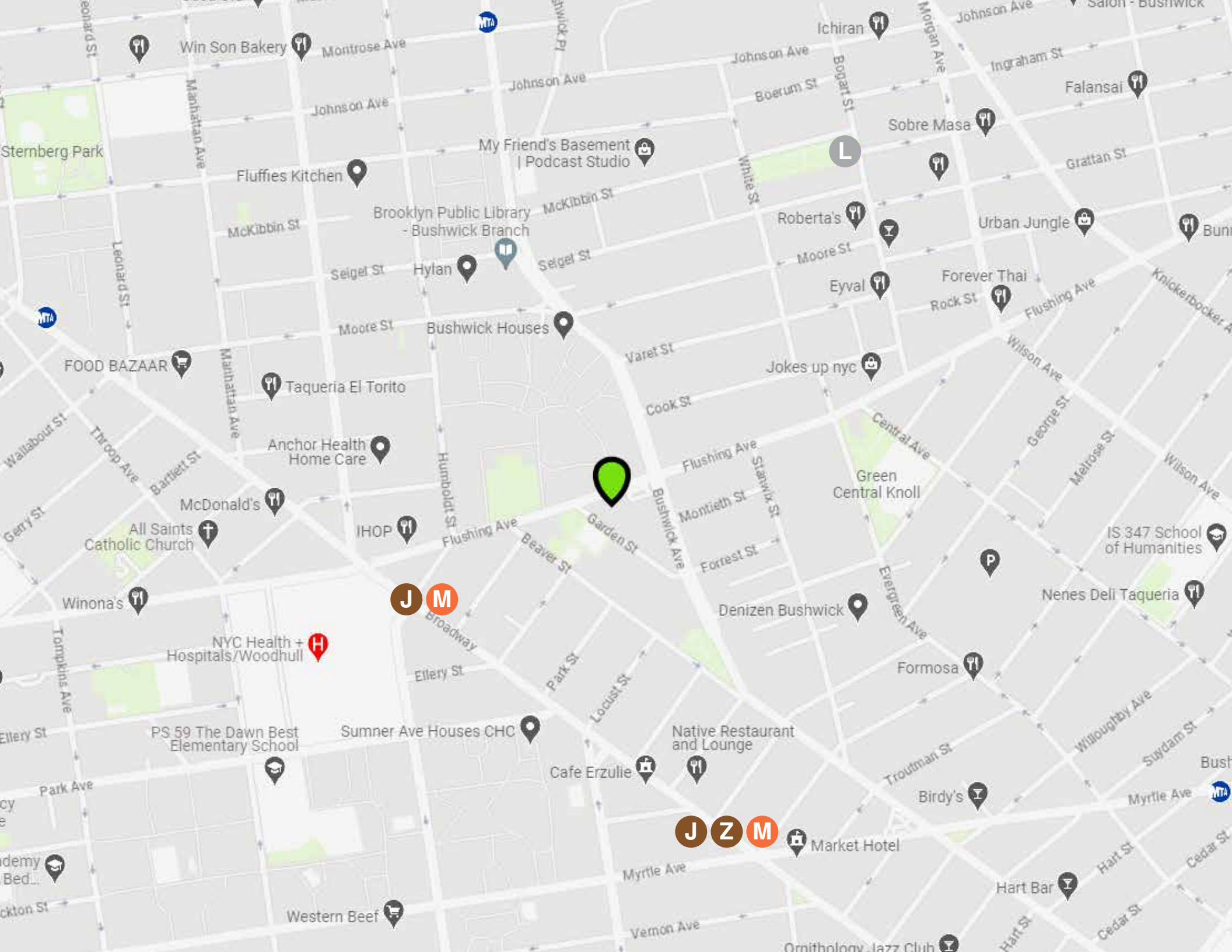
The property is located within walking distance to the L, M, J and Z subway lines.

BUILDING INFORMATION

BLOCK & LOT:	03138-0023
NEIGHBORHOOD:	Bushwick
CROSS STREETS:	Bushwick Ave & Garden St
BUILDING DIMENSIONS:	25 ft x 55 ft
LOT DIMENSIONS:	25 ft x 84.5 ft
# OF UNITS:	6 Apartments (Vacant)
APPROX. EXISTING SF:	4,125
APPROX. UNUSED AIR RIGHTS:	1,320
ZONING:	R6A, C2-4
FAR:	3.0
TAX CLASS:	2A
ANNUAL TAXES:	\$9,876

TAX MAP





J M

J Z M

Win Son Bakery

Fluffies Kitchen

Brooklyn Public Library
- Bushwick Branch

My Friend's Basement
| Podcast Studio

Sobre Masa

Falansai

Taqueria El Torito

Anchor Health
Home Care

McDonald's

All Saints
Catholic Church

IHOP

Winona's

NYC Health +
Hospitals/Woodhull

PS 59 The Dawn Best
Elementary School

Sumner Ave Houses CHC

Cafe Erzulie

Native Restaurant
and Lounge

Denizen Bushwick

Formosa

Nenes Deli Taqueria

Western Beef

Market Hotel

Birdy's

Hart Bar

Ornithology Jazz Club

Stenberg Park





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**DEREK
BESTREICH**
718.360.8802
derek@iprg.com

**BRIAN
DAVILA**
718.360.8849
bdavila@iprg.com

**STEVE
REYNOLDS**
718.360.2993
steve@iprg.com

**NOAH
MIDDLEKAUFF**
718.360.8557
nmiddlekauff@iprg.com

**TOM
REYNOLDS**
718.360.8817
tom@iprg.com

**JOE
MORAVEC**
718.360.5935
jmoravec@iprg.com