

1507 Dekalb Avenue

BUSHWICK, BROOKLYN 11237



THREE POINT REAL ESTATE



1507 DEKALB AVENUE

PROPERTY CLASS:	MIXED-USE
BUILDING DIMENSIONS:	25' x 57'
STORIES:	3
LOT DIMENSIONS:	25' x 100'
BUILDING SF:	4,275 SF
ZONING:	R6
COMMERCIAL UNITS:	1 (ONE)
RESIDENTIAL APTS:	4 (FOUR)
FREE MARKET APTS:	4 (FOUR)
REAL ESTATE TAXES:	\$9,686.28
GROSS ANNUAL INCOME:	\$174,360.00

HIGHLIGHTS

- Prime Bushwick location between Knickerbocker & Irving
- One block from the **L** at Dekalb Avenue
- Walking distance to the **L** at Jefferson Street
- Adjacent to Maria Hernandez Park
- Close to Bushwick's thriving Wyckoff Ave & Knickerbocker Ave retail corridors
- Surrounded by Bushwick's vibrant mix of cafes, restaurants, bars, galleries, and creative spaces

RENT ROLL

UNITS	STATUS	LXP	SQ.FT. BR/BTH	MTHLY. RENT	ANN. RENT	PROJ. MO. RENT	PROJ. ANN. RENT
COMM.	OCCUPIED	12/31/25	1,250	\$3,850	\$46,200	\$4,500	\$54,000
APT. 2L	FREE MARKET	10/31/25	2BR/1BTH	\$3,000	\$36,000	\$3,000	\$36,000
APT. 2R	FREE MARKET	10/31/26	2BR/1BTH	\$2,575	\$30,900	\$3,000	\$36,000
APT. 3L	FREE MARKET	9/30/26	2BR/1BTH	\$2,525	\$30,300	\$3,000	\$36,000
APT. 3R	FREE MARKET	5/31/26	2BR/1BTH	\$2,580	\$30,960	\$3,000	\$36,000
Total:				\$14,530	\$174,360	\$16,500	\$198,000

ASKING PRICE: \$2,800,000

For Further Information, Please Contact:

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