

MIXED-USE CORNER 17-UNIT BUILDING • 47 FEET OF FRONTAGE ON BEDFORD AVE



347 BEDFORD AVENUE
BETWEEN SOUTH 4TH STREET AND EL REGRESO WAY

- **Corner, mixed-use** investment opportunity in the heart of Williamsburg.
- The property boasts over 16,435 square feet.
- Comprising **3 retail spaces** and **14 apartments**.
- Residential unit breakdown: **4 are rent-stabilized, 2 are rent-controlled, and 8 are free market.**
- Built on a 4,109 square-foot lot, the property stands four stories high.
- The building size is 47.5'x86.5'.
- Impressive frontage on Bedford Avenue (over 47 feet) and 4th Street (over 86 feet).
- Actual annual net operating income is \$375,392, and a potential net operating income of \$639,983.

\$7,250,000

LICENSED BROKER & PRINCIPAL

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RENT ROLL

UNITS	STATUS	BEDS	ACTUAL	POTENTIAL	LXP
STORE 1	N/A	-	\$7,649.08	\$9,426.30	09/31
STORE 2	N/A	-	\$4,120.00	\$4,500.00	02/27
STORE 3	N/A	-	\$3,825.00	\$5,000.00	10/32
#1F	FM	3/1	\$3,600.00	\$5,800.00	05/25
#1R	FM	2/1.5	\$2,650.00	\$5,000.00	01/25
#2F	FM	2 conv 3/1	\$3,200.00	\$5,800.00	03/25
#3F	RC	2/1	\$170.00	\$170.00 (LEGAL)	02/99
#3R	RC	2/1	\$160.00	\$160.00 (LEGAL)	02/99
#4F	FM	2 conv 3/1	\$2,900.00	\$5,800.00	04/25
#4R	FM	2/1	\$2,925.00	\$5,000.00	06/25
#5F	FM	2 conv 3/1	\$3,600.00	\$5,800.00	08/25
#5R	RS	2/1	\$812.13	\$812.13 (LEGAL)	06/26
#6F	FM	3/1	\$3,650.00	\$5,800.00	12/24
#6R	RS	2/1	\$872.70	\$900 (LEGAL)	11/25
#7F	RS	2/1	\$1,415.31	\$1,450.00 (LEGAL)	07/26
#7R	RS	2/1	\$1,658.85	\$1,658.85 (LEGAL)	08/25
#8R	FM	2/1	\$2,750.00	\$5,000.00	04/25

Actual Gross Annual Income: \$ 551,494.68 \$ 816,085.56

EXPENSES APPROXIMATE

Real Estate Taxes:	\$126,887.00
Insurance:	\$12,265.48
Water/Sewer:	\$9,760.00
Repairs:	\$12,000.00
Electricity:	\$1,989.72
Gas:	\$9,600.00
Super:	\$3,600.00

TOTAL ANNUAL EXPENSES: \$176,102.20

INCOME ACTUAL POTENTIAL

Gross Annual Income:	\$551,494.68	\$ 816,085.56
Less Total Expenses:	\$ 176,102.20	\$ 176,102.20

NET OPERATING INCOME: \$ 375,392.48 \$639,983.36

BLOCK/LOT	02431-0001
LOT SF	4109
BUILDING DIMENSIONS	47.5' X 86.5'
BUILDING SF	16,435
STORIES	4
UNITS	14 RES, 3 COM
YEAR BUILT	1910
FAR	RES - 2.43 / FAC - 4.8
ACTUAL CAP RATE	5.18%
POTENTIAL CAP RATE	8.83%

347 BEDFORD AVENUE:

