

FULLY OCCUPIED • 29' WIDE MIXED-USE BUILDING • 7.85% CAP RATE • PRIME BUSHWICK LOCATION



1260 MYRTLE AVENUE

LOCATED BETWEEN HART STREET AND CEDAR STREET

- Mixed-use investment property in the heart of Bushwick
- **100% occupied with immediate cash flow**
- Four renovated **free-market** apartments above an established bar/lounge
- Stable ground-floor commercial tenant with a long-term lease
- Approx. 4,359 SF building on a 29-foot-wide lot
- **Second-Floor access to an unused Balcony with outdoor space potential**
- Strong in-place income with significant upside potential
- **7.85% in-place cap rate**
- **9.33% potential cap rate**
- Net Operating Income: \$177,786 annually
- Protected Tax Class 2A with low annual real estate taxes
- **Block-through property with separate rear street access to the residential units**
- Separate residential entrance for enhanced privacy
- R6 / C2-3 zoning offering long-term flexibility
- Located in one of Brooklyn's strongest rental and retail corridors
- Steps from the Central Avenue M train and a short walk to the Myrtle Avenue J/M/Z station
- Surrounded by restaurants, cafés, nightlife, and neighborhood retail
- Ideal opportunity for investors seeking stable cash flow with long-term appreciation potential

LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

PHONE : 646.373.7944

E- MAIL : DANIEL@EVRGREALTY.COM

RENT ROLL

UNITS	LAYOUT	RENT	POTENTIAL	LXP
2L	2 BEDROOM	\$2,675.00	\$3,500.00	10/2026
2R	2 BEDROOM	\$2,600.00	\$3,500.00	10/2026
3L	2 BEDROOM	\$2,675.00	\$3,200.00	10/2026
3R	2 BEDROOM	\$2,675.00	\$3,200.00	5/2027
RETAIL	BAR / LOUNGE	\$6,365.40	\$6,365.40	4/2032

Gross Annual Income: **\$203,884.80**

Potential Gross Annual Income: **\$237,184.80**

EXPENSES APPROXIMATE

Real Estate Taxes:	\$4,694.00
Insurance:	\$5,243.00
Water / Sewer:	\$7,864.00
Repairs:	\$2,600.00
Management (3%):	\$5,898.00
Common Electric:	\$800.00

TOTAL ANNUAL EXPENSES: **\$27,099.00**

NET OPERATING INCOME: **\$176,785.80**

POTENTIAL NET OPERATING INCOME: **\$210,085.80**

\$ 2,250,000

BLOCK/LOT	03227-0031
LOT DIMENSION	29' x 80.75'
LOT SF	1,750
STORIES	3
UNITS	4 RES + 1 COMM
YEAR BUILT	1930
ZONING	R6, C2-3
BUILDING DIMENSIONS	29' x 80.75
BUILDING SF	4,359
FAR	RES 2.43 / FAC 4.8
PROPERTY TAX	\$4,694
POTENTIAL CAP RATE	9.33%
ACTUAL CAP RATE	7.85%



