



**124 GROVE ST,
BROOKLYN NY
11221**

A rare opportunity to own a fully vacant, fully renovated 4-family property with 16 bedrooms, 10 bathrooms, and over 4,100 sq. ft. in the heart of Bushwick. Featuring modern turnkey finishes, separate utility metering, in-unit laundry, and private outdoor space, this exceptional property offers immediate flexibility and outstanding long-term income potential.



PROPERTY FEATURES



16 BEDROOMS



10 BATHROOMS



4,125 SQFT



- 4 UNITS TOTAL
- DELIVERED VACANT
- PRIME BUSHWICK LOCATION
- OWNER UNIT
- INCOME GENERATING
- TWO, 5 BED, 4 BATH
- TWO, 3 BED, 1 BATH
- FULLY GUT RENOVATED
- HIGH CEILINGS

OFFERED AT

\$2,999,000

CONTACT US

DAVIDSON JOSEPH

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PROJECTED RENT ROW

UNIT	LAYOUT	MONTHLY RENT	ANNUAL RENT
1L DUPLEX	3 BED / 1 BATH	\$3,800	\$45,600
1R DUPLEX	3 BED / 1 BATH	\$3,800	\$45,600
UNIT 2	5 BED / 4 BATH	\$6,000	\$75,000
UNIT 3	5 BED / 4 BATH	\$6,000	\$75,000
TOTAL		\$ 19,600	\$235,200

INCOME & EXPENSES

ITEM	AMOUNT
GROSS SCHEDULED RENT	\$235,200
PROPERTY TAXES	\$8,862.72
INSURANCE	\$5,924
WATER & UTILITIES	\$4,000
TOTAL EXPENSES	18,786.72
PROJECTED NOI	216,413.28

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