

# 1079 Broadway

Bushwick Brooklyn, NY

**BUILDING FOR SALE** | **100% OCCUPIED** | 5,049 SF



## PROPERTY SPECIFICATIONS

Location	1079 Broadway
Block & Lot	03229-0047
Lot SF	2180 SF
Zoning	R6, C2-3
Built FAR / FAR	2.40 / 2.43
Stories	4
Gross SF	5049 SF
Units	7
Current Use	Restaurant & 6 1-Bedroom Apts
Year Built	1931

## TAX INFORMATION

Assessment (25'/26')	\$454,050
R.E. Taxes (25'/26')	\$11,216
Tax Class	2A

## Asking Price: \$3,400,000

MySpaceNYC has been retained on an exclusive basis to arrange for the sale of 1079 Broadway Brooklyn, a four-story, fully occupied, mixed-use building in the trendy Bushwick neighborhood of Brooklyn.

1079 Broadway is comprised of four floors plus cellar. The ground floor and cellar is occupied by a single tenant operating a restaurant and bar. **Santa Panza is an established tenant since 2015, and has recently signed a new 10 year lease at market value.** The second, third, and fourth floors each have two 1-bedroom apartments. **All apartments are free-market rents and not subject to rent stabilization.**

The building has been gut renovated and meticulously maintained by current ownership, and has maintained strong, market paying tenants over the years. Among the buildings attractive features include a roof deck, building laundry, private storage for each tenant, dishwashers, and oak frames.

## EXCLUSIVE BROKER

**JEFF GONCALVES** *Associate Broker*

(413) 454-7782 | jeff@myspacenyc.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. While we have no reason to doubt the accuracy of this information, we make no representation or guarantee as to its accuracy. All information is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. This information may include estimates and/or projections with respect to future events, and these future events may or may not actually occur. This offering does not imply any commission offered to the "Outside Broker". All commission agreements should be documented in writing, and signed by the responsible parties. All rights to content, photographs and graphics are property of the broker or property owner. ALL INFORMATION CONTAINED HEREIN SHOULD BE VERIFIED INDEPENDENTLY BY THE PROSPECTIVE BUYER OR TENANT.

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## INCOME

Unit	Type	Rent/Mo.	Rent/Yr.	Notes
Basement	Commercial	\$2,160	\$25,920	10 Year Lease as of 10/1/25; 3% increases
Ground	Commercial	\$6,450	\$77,400	10 Year Lease as of 10/1/25; 3% increases
1A	1-Bedroom Apartment	\$2,340	\$28,080	
1B	1-Bedroom Apartment	\$2,675	\$32,100	Includes Private Roof Deck
2A	1-Bedroom Apartment	\$2,490	\$29,880	
2B	1-Bedroom Apartment	\$2,500	\$30,000	
3A	1-Bedroom Apartment	\$2,590	\$31,080	
3B	1-Bedroom Apartment	\$2,500	\$30,000	
<b>Total</b>		<b>\$23,705</b>	<b>\$284,460</b>	

## ANNUAL EXPENSES AND REIMBURSEMENTS

Property Tax (25/26)	(\$11,216)
Tenant Tax Reimbursement	\$5,608
Property Insurance	(\$16,000)
Tenant Insurance Reimbursement	\$5,355
Water and Sewer	(\$8,250)
Tenant Water and Sewer Reimbursements	\$5,650
Gas	(\$300)
Electric	(\$1,200)
Super / Maintenance	(\$12,000)
<b>Gross Operating Expenses</b>	<b>\$32,353</b>

*\*Commercial Tenant pays approx 51% of building property tax bill, 50% of increases in property insurance bill over base \$5500, and total water/sewer bill over base \$2600*

## SUMMARY

Gross Annual Income	\$284,460
Expenses	(\$32,353)
<b>Net Operating Income</b>	<b>\$252,107</b>

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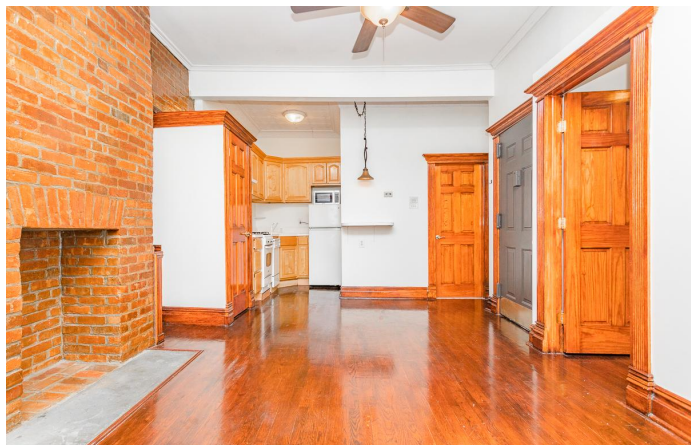
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