



430 Bleecker St, Brooklyn, NY

6 Unit Residential Building in Bushwick | Exclusive



EXCLUSIVE OFFERING

PROPERTY INFORMATION

ADDRESS	430 Bleecker Street
CITY	Brooklyn, NY 11237
NEIGHBORHOOD	Bushwick
BLOCK/LOT	03312-0022
LOT SIZE	2,550 SF (25.5ft x 100ft)
BUILDING SIZE	5,355 SF (25.5ft x 70ft)
TYPE	3-Story Walkup
ZONING FAR	R6 2.20 (2.10 Built)
UNITS	6 Units
STATUS	All RS
OCCUPANCY	Fully Occupied

INCOME & EXPENSES

INCOME

Base Rent	\$143,623
Total Income	\$143,623

EXPENSES

Real Estate Taxes (2A)	\$12,589
Water & Sewer	\$7,995
Insurance	\$9,151
Heating	\$7,162
Electric	\$742
Maintenance & Repairs	\$9,000
Management	\$4,300
Total Expenses	\$50,939

NET OPERATING INCOME

Net Operating Income	\$92,684
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DESCRIPTION

This 3-story walkup is located in the Bushwick neighborhood of Brooklyn. The building is 5,355 square feet consisting of 6 stabilized apartments. Located near the corner of Bleecker St and Cypress Ave, this property is only steps away from restaurants, shops, markets, schools, parks, Myrtle Ave, and the L and M train. (YG)

ASKING PRICE: \$1,200,000

For More Info Call: (212) 221-2456

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RENT ROLL

UNIT	STATUS	LXP	MONTHLY RENT	ANNUAL RENT
Apt. 1L	Rent Stabilized	12/31/27	\$1,124.46	\$13,493.52
Apt. 1R	Rent Stabilized	2/28/27	\$2,176.55	\$26,118.60
Apt. 2L	Rent Stabilized	7/31/26	\$2,397.47	\$28,769.64
Apt. 2R	Rent Stabilized	9/30/27	\$1,873.69	\$22,484.28
Apt. 3L	Rent Stabilized	1/31/28	\$2,011.14	\$24,133.68
Apt. 3R	Rent Stabilized	1/31/27	\$2,385.26	\$28,623.12
Total			\$11,968.57	\$143,622.84

DHCR



New York State Division of Housing and Community Renewal
Office of Rent Administration

2025 Registration Rent Roll Report Effective 04/01/2025 for
Registration Id Number: 369708
430 BLEECKER ST
BROOKLYN, NY 11237

Information on this report is as of April 16, 2026

Apartment Number	Apt Status	Legal Reg Rent	Preferential Rent	Actual Rent Paid	Filing Date	Tenant Name	Lease Began	Lease Ends
1L	RS	1076.04		765.22	06/20/25	MARIA VASQUEZ	01/01/24	12/31/25
1R	RS	2940.86	2176.55		06/20/25	MARCO AUQUILLA	03/01/25	02/28/27
2L	RS	2549.14	2387.02		06/20/25	JOSE VERDUGNO	08/01/24	07/31/26
2R	RS	1793.00			06/20/25	NIXON CABRERA	10/01/23	09/30/25
3L	RS	2020.89	1924.54		06/20/25	CARMEN RUIZ	02/01/24	01/31/26
3R	RS	2385.26			06/20/25	FREDDY J. CHANGO	02/01/25	01/31/27

Certification of Copy of Record

I am an employee of the New York State Division of Housing and Community Renewal (DHCR) and I am duly authorized by DHCR to make this certification. I certify that the foregoing is a true copy of the owner's statements made in such owner's 2025 registration(s) on file with DHCR, as recorded and maintained in the computer records of DHCR, with the exception that certain information contained in such registrations(s) may have been modified by DHCR for identification purposes only.

04/17/2026

DATE

CERTIFYING OFFICER - SHARAE RUSSELL

Print Location: DHCR website

IMAGES



AREA MAPS

