



430 Bleecker St & 16-65 Palmetto St

12 Unit Residential Package in Bushwick Ridgewood



PROPERTY INFORMATION

ADDRESS	430 Bleecker Street	16-65 Palmetto Street
CITY	Brooklyn, NY 11237	Queens, NY 11385
NEIGHBORHOOD	Bushwick	Ridgewood
BLOCK/LOT	03312-0022	03448-0058
LOT SIZE	2,550 SF (25.5ft x 100ft)	2,742 SF (27.42ft x 100ft)
BUILDING SIZE	5,355 SF (25.5ft x 70ft)	5,610 SF (27.5ft x 68ft)
TYPE	3-Story Walkup	3-Story Walkup
ZONING FAR	R6 2.20 (2.10 Built)	R6B 2.00 (2.05 Built)
UNITS	6 Units	6 Units
OCCUPANCY	All RS	Fully Occupied
PRICE	\$950,000	\$950,000

INCOME & EXPENSES

INCOME

Base Rent	\$285,400
Total Income	\$285,400

EXPENSES

Real Estate Taxes (2A)	\$30,099
Water & Sewer	\$15,990
Insurance	\$17,541
Fuel	\$14,575
Electric	\$1,715
Maintenance & Super	\$14,000
Total Expenses	\$93,920

NET OPERATING INCOME

Net Operating Income	\$191,480
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DESCRIPTION

The subject offering is for 2 3-story walkups located in the Bushwick neighborhood of Brooklyn and the Ridgewood neighborhood of Queens. The buildings have a total of 10,965 square feet consisting of 12 apartments. Both properties are only steps away from restaurants, shops, markets, schools, Myrtle Ave, and the M train. (YG)

ASKING PRICE: \$1,900,000

For More Info Call: (212) 221-2456

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BLEECKER - 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	7/31/28	\$2,505.36	\$30,064.32
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			\$12,076.46	\$144,917.52

PALMETTO - RENT ROLL

UNIT	LXP	MONTHLY RENT	ANNUAL RENT
1L	6/30/27	\$2,397.12	\$28,765.44
1R	11/30/26	\$2,050.00	\$24,600.00
2L	3/31/27	\$1,815.93	\$21,791.16
2R	9/30/27	\$2,253.77	\$27,045.24
3L	7/31/27	\$1,162.97	\$13,955.64
3R	8/31/26	\$2,027.06	\$24,324.72
Total		\$11,706.85	\$140,482.20

BLEECKER - 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

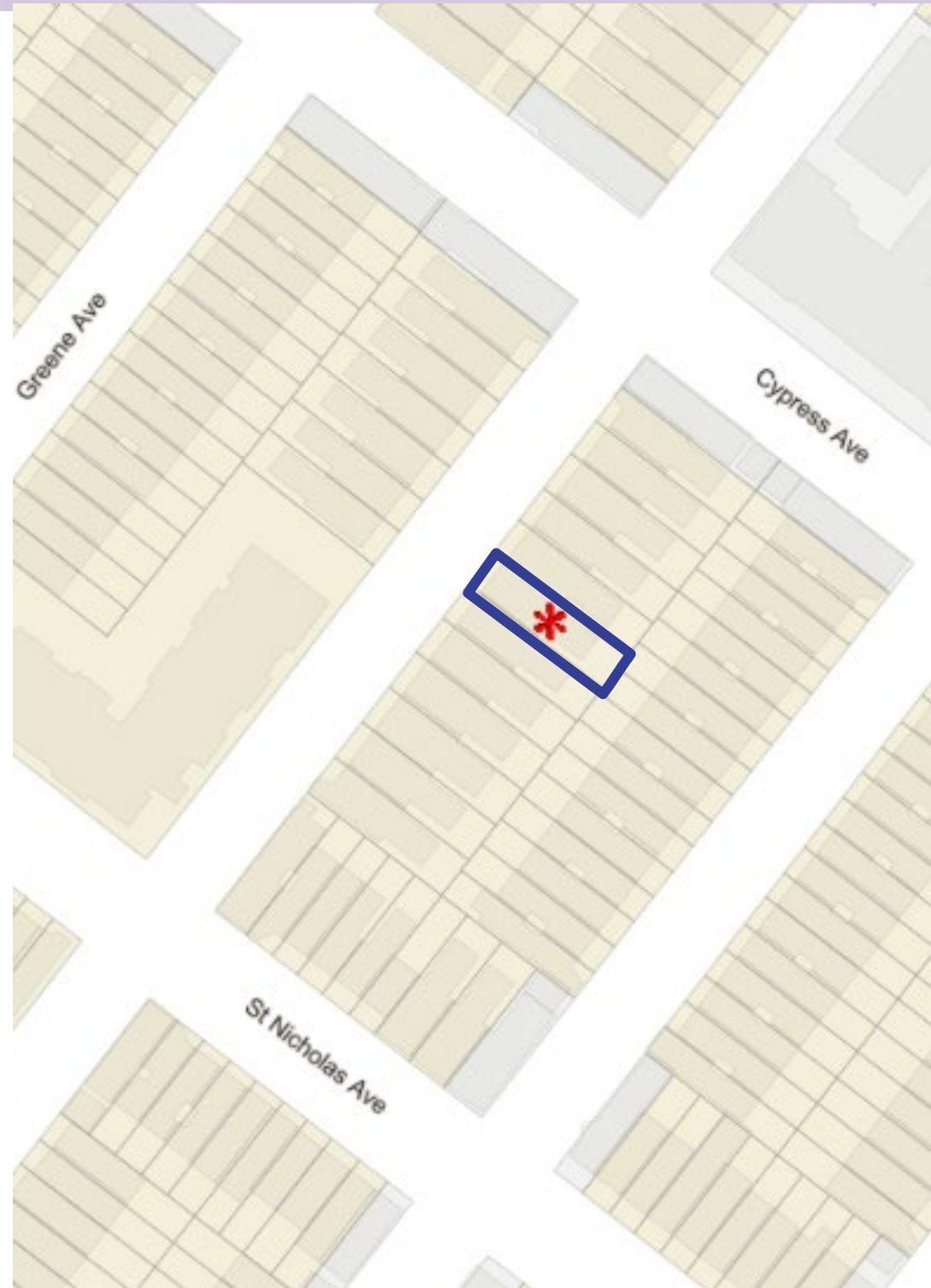
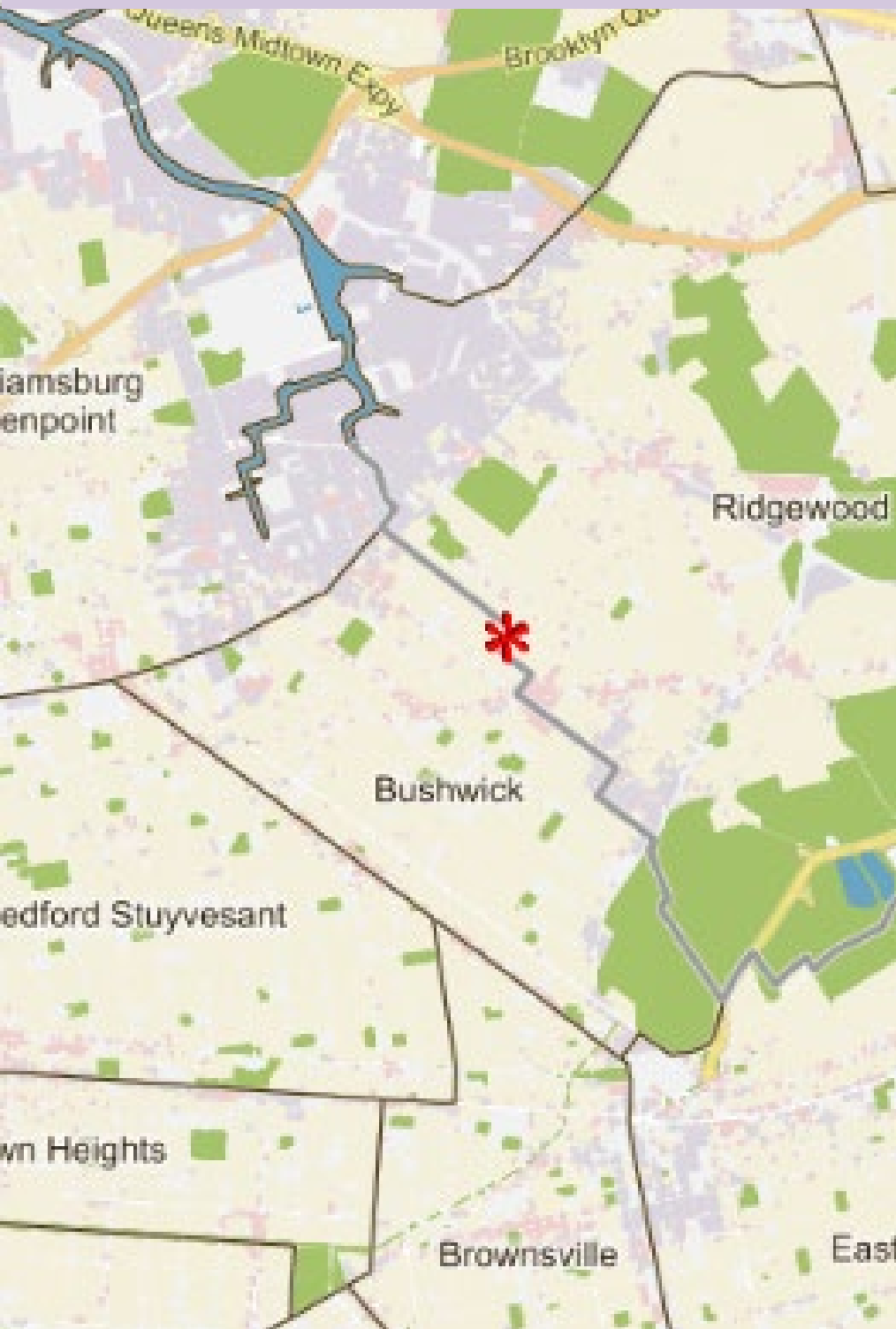
DATE

CERTIFYING OFFICER - SHARAE RUSSELL

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Print Location: DHCR website

BLEECKER - AREA MAPS



PALMETTO - AREA MAPS

