

# 786 Knickerbocker Avenue, Brooklyn, NY 11207



## Prime Knickerbocker Mixed-Use Building

### Bushwick

Property Information	
Address:	786 Knickerbocker Ave
Neighborhood:	Bushwick
Cross Streets:	Halsey Street & Eldert Street
Block:	3412
Lot:	31
Lot Size:	20 ft x 105 ft
Building Information	
Building Size:	20 ft x 62 ft
Building Class:	S1
Zoning:	R6
Stories:	2
Residential Units:	1
Commercial Units:	1
Total Units:	2
Commercial Sq. Ft.:	2,480
Residential Sq. Ft.:	1,240
Above Grade Building Sq. Ft.:	2,480
Gross Building Sq. Ft.:	3,720
Lot Sq. Ft.:	2,100
FAR:	2.2
Total Buildable Sq. Ft.:	4,620
Additional Buildable Sq. Ft.:	2,140
Taxes (17/18):	\$2,172



For more information, please contact Exclusive Marketing Team

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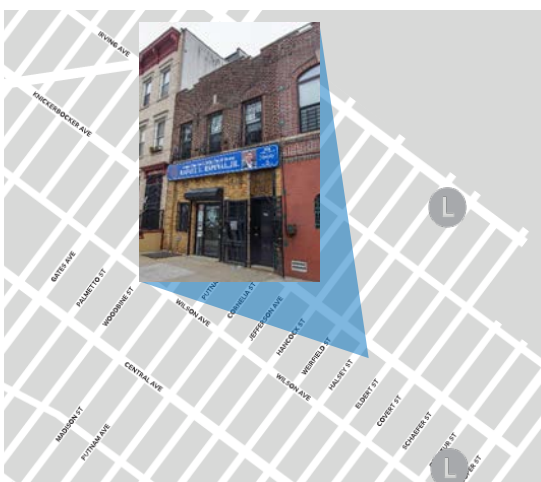
**TerraCRG has been retained to exclusively represent ownership in the sale of a prime mixed-use building in the Bushwick neighborhood of Brooklyn.**

The renovated property consists of one duplex commercial space and one residential apartment. The commercial space is approximately 2,480 SF, and the current commercial tenant is a New York City Council Member. The residential apartment is approximately 1,240 SF and has 4 bedrooms, a sunroom, large deck, backyard access, washer/dryer and skylights.

The gross income of the property is approximately \$83,000/year and the expenses in the building are low (the commercial tenant is responsible for their own water usage). The property is being offered at an in-place Cap Rate of approximately 5.5%. There is also 2,140 SF of additional buildable air rights.

The property is ideally located approximately 2 blocks from the L train at the Halsey Street Station. This section of Bushwick continues to see high investor interest as the retail and residential housing options rapidly improve. Retail rents, in particular, are poised for strong growth and allow for strong potential upside in the area. New Retailers close to the property, include Industry 1332, Father Knows Best Café/Bar, Routine Café and Bonus Room Bar.

The property is also located within very close proximity to some very exciting new residential developments, including the Alhambra Luxury Lofts (located directly across the street) and Knickerbocker Commons, which was done with a cutting edge Passive House design. Irving Square Park is located around the block from the property, the park recently underwent a \$3M renovation and is an outstanding amenity for all the nearby residents.



**Asking Price**  
**\$1,300,000**

**TerraCRG | Licensed Real Estate Broker | 634 Dean Street, Brooklyn, NY 11238 | P: 718-768-6888 | F: 718-768-6288 | terracrg.com**

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified by prospective purchasers. The value of any real estate investment is dependent upon a variety of factors, including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.