

# 990 Halsey Street, Brooklyn, NY 11207

## 3 Family Home for Sale

**Asking Price: \$1,500,000 | Real Estate Taxes: \$6,702/year**

Property Information	
Approximate SF:	2,860 SF
Block / Lot:	03408-0017
Lot Dimensions	18 ft x 100 ft
Lot SF (Approx.):	1,800 SF
Building Dimensions (Approx.):	18 ft x 53 ft
Building SF (Approx.):	4,500 SF
Stories:	3 + Basement
Rental Units:	3
Zoning:	R6
FAR:	2
Year Built:	2004
Style:	Town House
Outdoor Space:	Garden + Usable Roof Deck



Legally Zoned Three Family Red Brisk Townhouse for sale in Bushwick with front and back yard, common usable roof deck and finished basement. Amazing opportunity as an investment property or owner occupied with two apartments for additional income, or even condo conversion using 1,512 SF of available air rights. First floor features 2BR/1Bath apartment with huge private backyard. Second and third floor apartments are identical and feature 3BR/1Bath with loads of natural sunlight flooding through multiple windows. Fully finished basement has separate storage units, laundry room and bike room space.



**Exclusive Agent:**  
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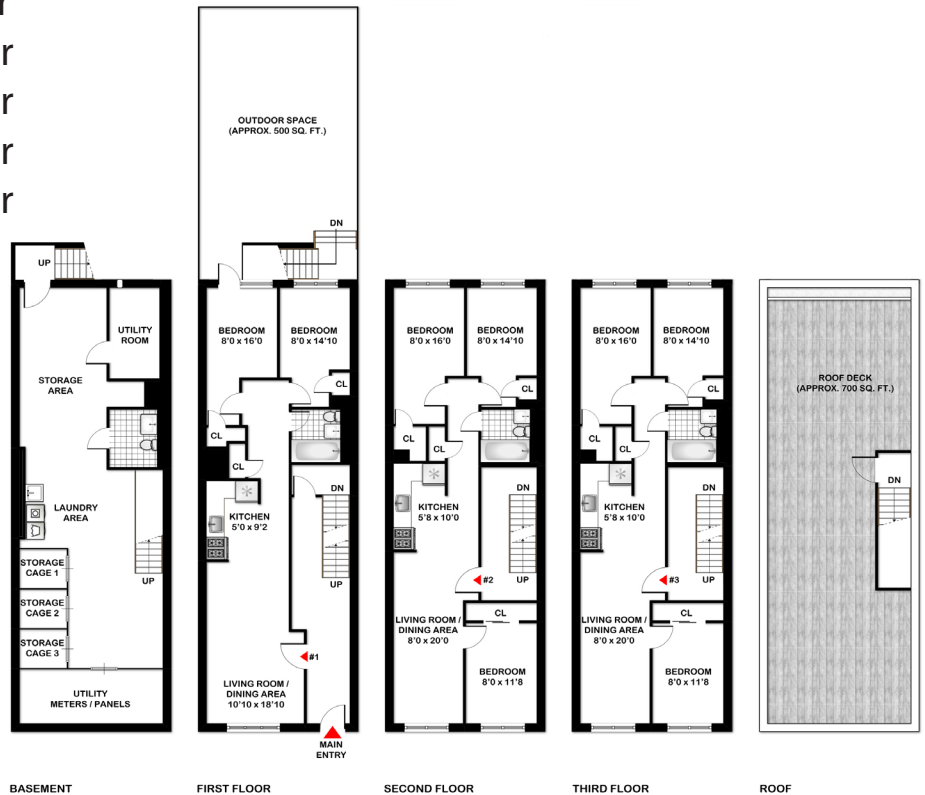
\* All tenants' leases expire in March & May 2020

**Projected Residential Revenue:**

UNIT	STATUS	CURRENT RENT/MONTH	RENT/YEAR
Garden Level Apt - 2BR w/ Yard	FM	\$2,250	\$27,000
Second Floor Apt - 3BR/1 Bath	FM	\$2,500	\$24,000
Third Floor Apt - 3BR/1 Bath	FM	\$2,500	\$24,000
Garage Rental		\$ 450	
<b>TOTAL</b>		<b>\$7,250</b>	<b>\$75,000</b>

**Expenses:**

Real Estate Taxes:	\$6,702/year
Utilities:	\$ 850/year
Heat:	\$2,000/year
Water & Sewer:	\$3,000/year
Management:	\$3,000/year
Repairs:	\$2,000/year



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