

EXCLUSIVE OFFERING MEMORANDUM

58 De Sales Pl
Brooklyn, NY 11207

\$999,000

Investment Highlights

NEIGHBORHOOD

Bushwick

TYPE

Multi Family

UNITS

6

BUILDING DIMENSIONS

20ft x 75ft

LOT DIMENSIONS

20ft x 84.75ft



58 De Sales Pl

BROOKLYN, NEW YOR 11207

PROPERTY DESCRIPTION

Welcome to 58 De Sales Place — a solid three-story, six-family brick building located on a quiet residential block in Brooklyn.

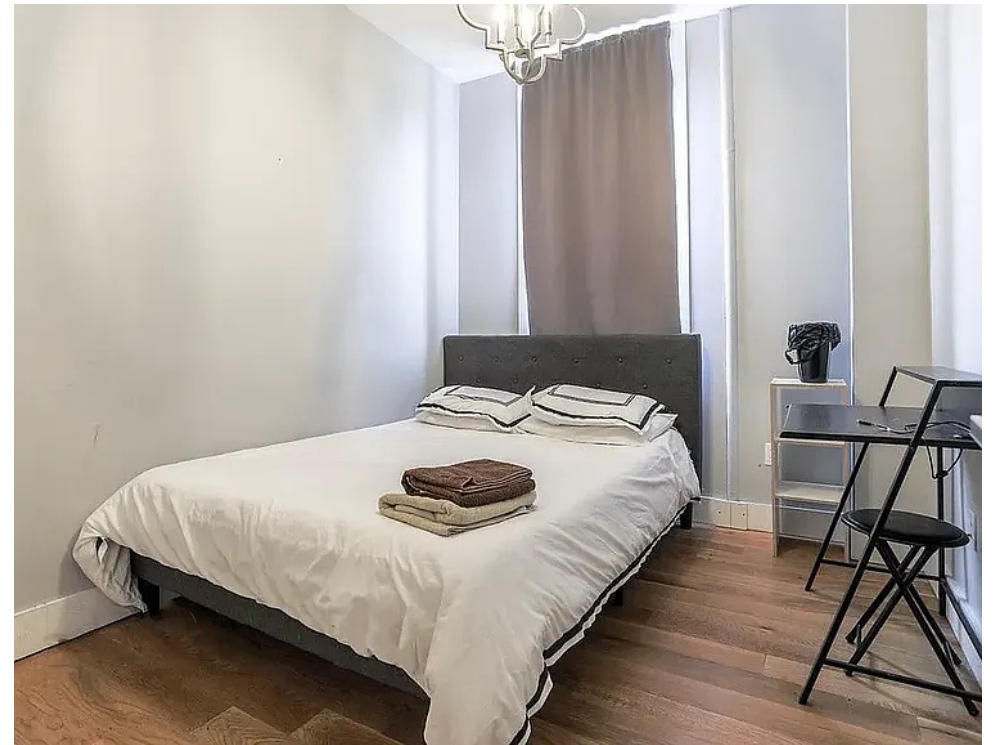
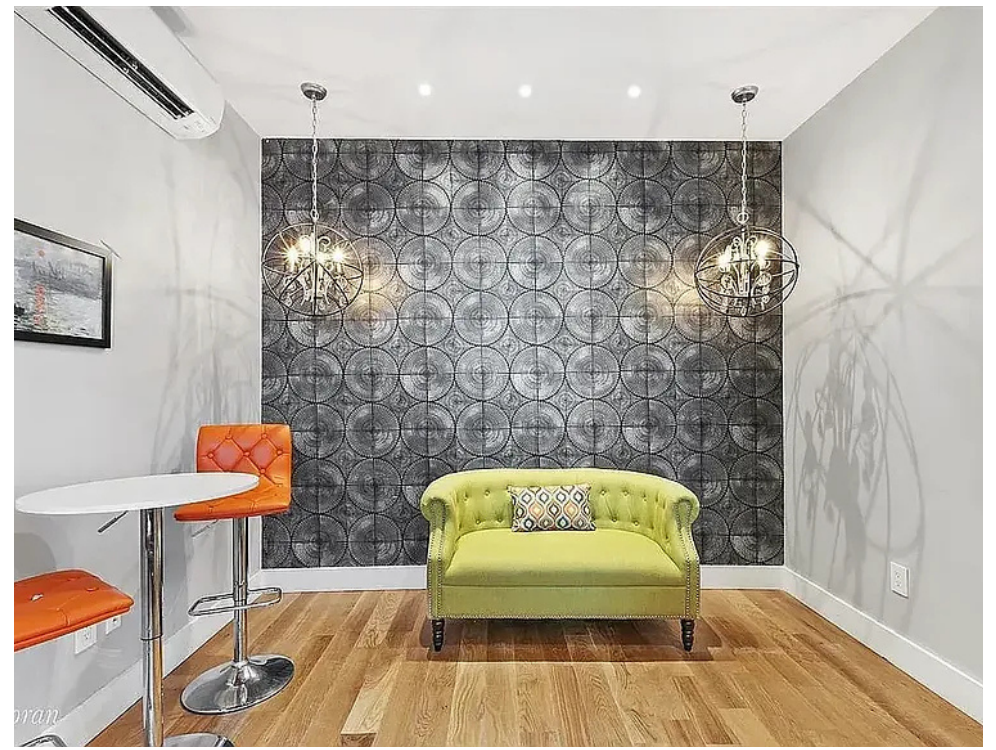
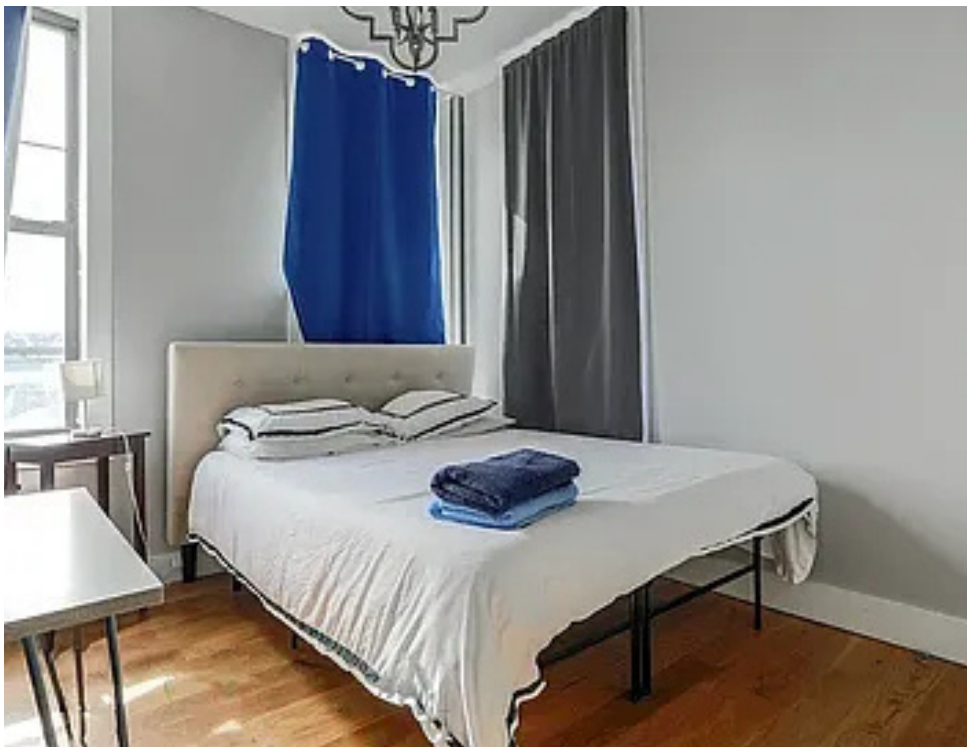
The property sits on a 20’ x 100’ lot and offers approximately 4,500 square feet of interior space. The building is well maintained and features a balanced unit mix of four rent-stabilized apartments, each averaging about \$1,100 per month, and two free-market three-bedroom units.

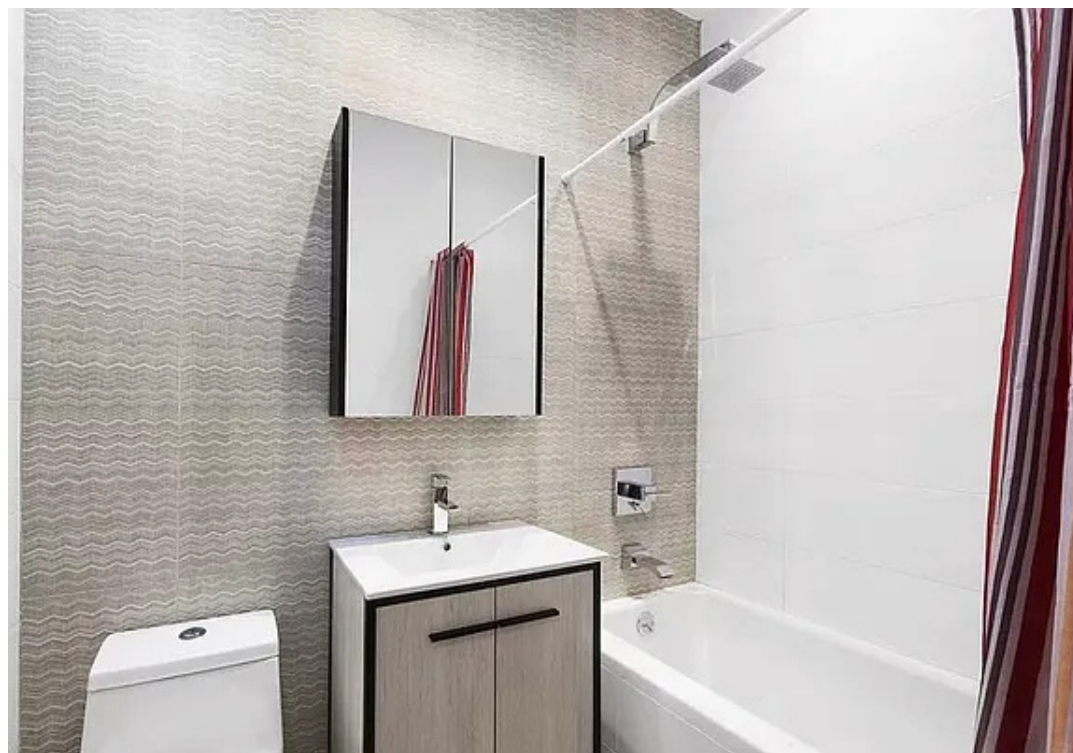
Both free-market apartments have been recently renovated with modern finishes, updated kitchens, and refreshed interiors. One is currently rented at \$3,000 per month, while the other will be delivered vacant — providing flexibility for an owner-occupant or strong rental upside for investors.

With a sturdy brick façade, clean common areas, and a mix of stable income and future potential, 58 De Sales Place offers an excellent opportunity to own a quality multi-family property in a growing Brooklyn neighborhood.



■ Block & Lot:	03471-0010
■ Neighborhood:	Bushwick
■ Cross Streets:	Corner of De Sales Pl and Bushwick Ave
■ Building Dimensions:	20ft x 75ft
■ Lot Dimensions:	20ft x 84.75ft
■ Units	6
■ Zoning	R6
■ FAR	3





Leonard



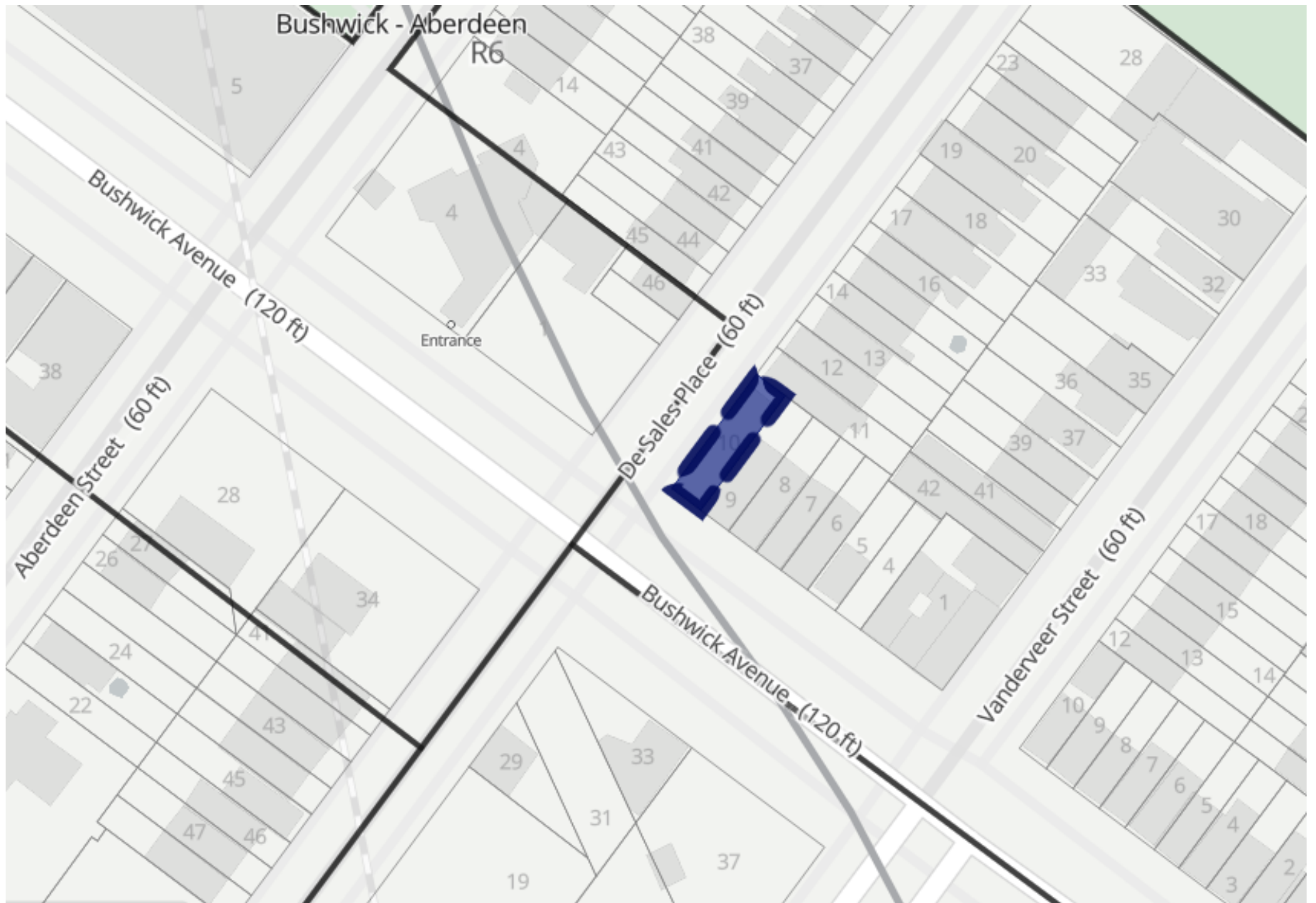
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PROPERTY MONTHLY INCOME

UNIT	NO. OF BEDS/BATHS	CURRENT	FM/RS	STATUS
1R	3br/1ba	\$3,000.00	Free Market	Occupied
1L	2br/1ba	\$1,100.00	Rent Stabilized	Occupied
2R	2br/1ba	\$1,100.00	Rent Stabilized	Occupied
2L	2br/1ba	\$1,100.00	Rent Stabilized	Occupied
3R	2br/1ba	\$1,100.00	Rent Stabilized	Occupied
3L	3br/1ba	\$3,000.00	Free Market	Vacant
Total: 6 Units		\$10,400.00		

PROPERTY YEARLY EXPENSES

REAL ESTATE TAXES	\$	15,000
HEAT	\$	6,500
INSURANCE	\$	3,500
ELECTRICITY	\$	1,000
SUPER	\$	1,200