

\$2,149,000

1100 Jefferson Ave, Brooklyn, NY 11221



NEIGHBORHOOD

Bushwick

TYPE

Multi Family

EXISTING SQFT

4,000

FEATURE

Newly Renovated

UNITS

3

1100 Jefferson Ave

BROOKLYN, NY 11221

PROPERTY DESCRIPTION

Welcome to 1100 Jefferson Ave – Fully Renovated 3-Family with Strong Income, Backyard, and Owner-Use Potential.

Fully renovated 3-family brick building located just off Bushwick Ave, steps to Bed-Stuy, and one block from the train. The entire property — inside and out — has been completely redone, including all mechanicals, plumbing, electrical, roof, and interiors, making it a truly turn-key investment with very low maintenance and expenses.

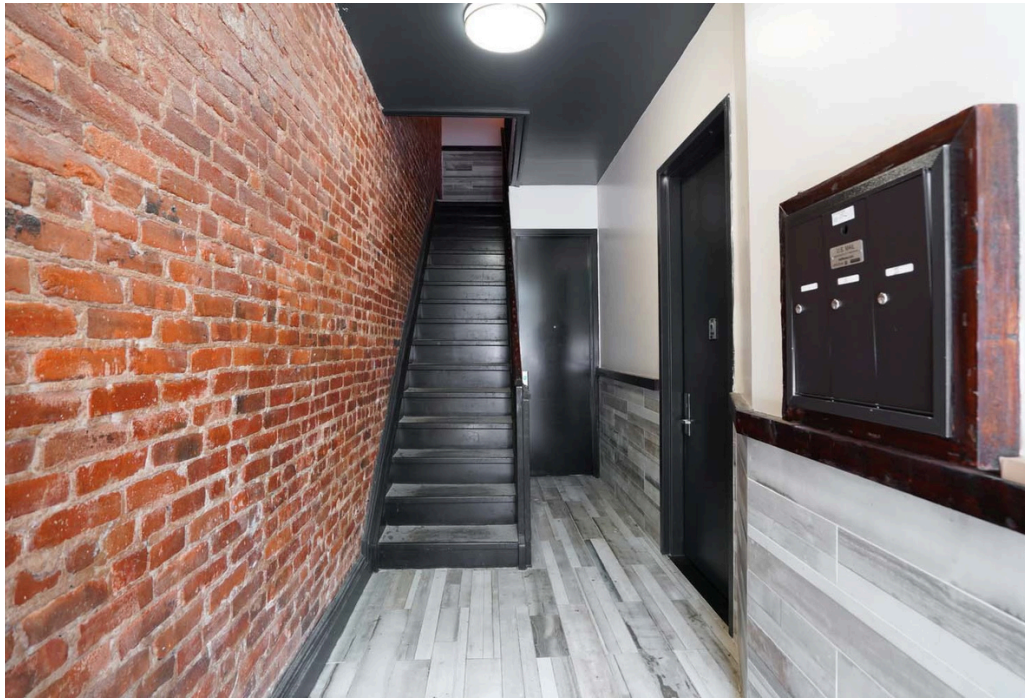
Currently fully rented and generating \$123,000/year in income, this property is a solid performer in a fast-growing area. Each unit is thoughtfully renovated with modern finishes and functional layouts.

The garden-level unit has direct access to a large private backyard, making it ideal for someone looking to live in one unit while collecting rent from the other two. There's also shared laundry in the basement for tenant convenience.

Whether you're an investor or an end-user, this is a smart, low-maintenance opportunity in a prime Brooklyn location — close to transit, shops, and all the amenities of Bushwick and Bed-Stuy.





■ Block & Lot:	03388-0012
■ Neighborhood:	Bushwick
■ Cross Streets:	Bushwick avenue & Evergreen Ave
■ Type:	Multi Family
■ Existing SQFT:	4000
■ Units:	R6
■ Zoning:	12
■ FAR:	2.2
■ Features	Free Market, Turnkey



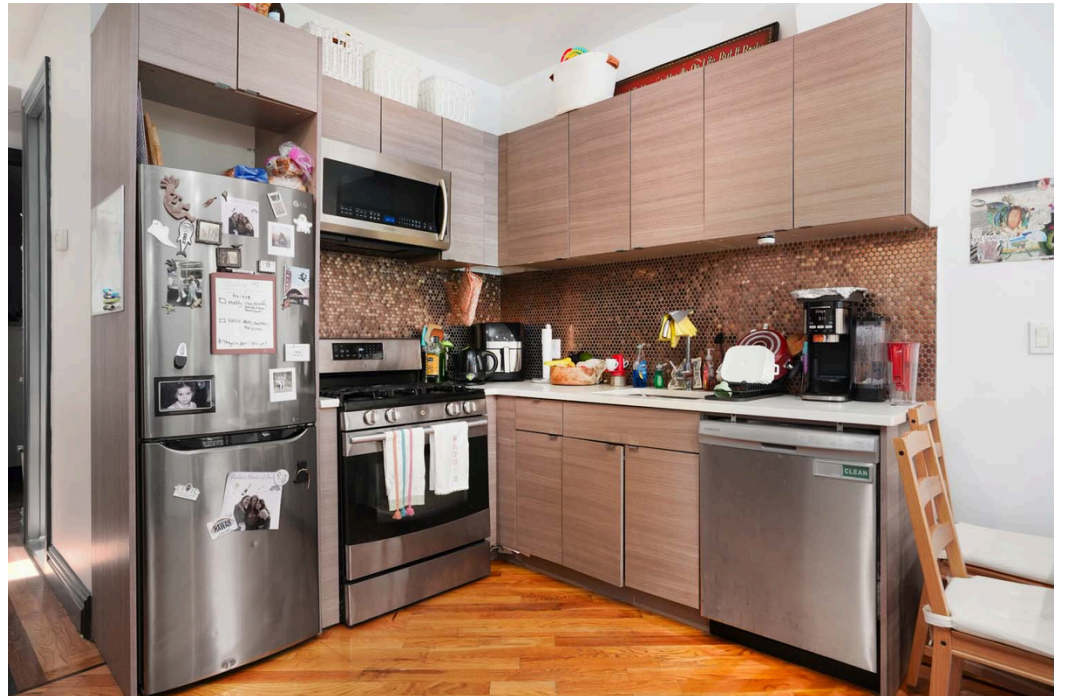


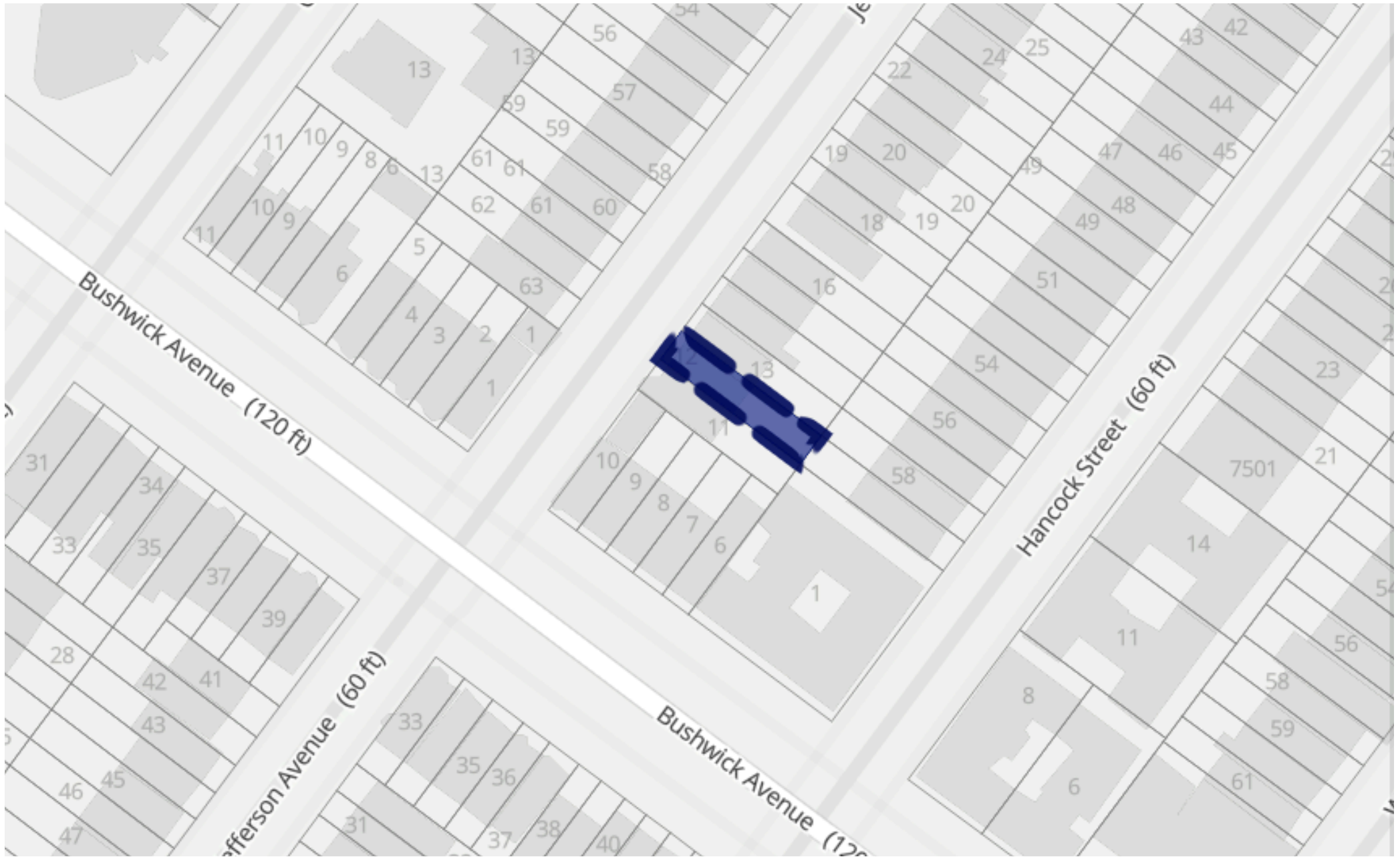
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RENT ROLL

UNIT	NO. OF BEDS/BATHS	RENT PER MONTH	RENT PER YEAR	LEASE EXP
1	3 Bed / 1 Bath	\$3,500.00	\$42,000.00	At will
2	3 Bed / 1 Bath	\$3,250.00	\$39,000.00	October 31, 2025
3	3 Bed / 1 Bath	\$3,500.00	\$42,000.00	July 31, 2026
		Total Income	\$ 123,000.00	

EXPENSES

REAL ESTATE TAXES	\$	6,680.88
PROPERTY & LIABILITY INSURANCE	\$	3,684.70
OPERATING EXPENSES	\$	8,494.43
TOTAL EXPENSES	\$	18,860.01
NET OPERATING INCOME	\$	104,139.99