# \$890,000 - 184 Schaefer, Brooklyn

MLS® #495586

## \$890,000

6 Bedroom, 6.00 Bathroom, 4,778 sqft Multi-Family

N/A, Brooklyn, New York

Geo Real Estate Group has been exclusively retained to market 184 Schaefer St. Primely located in Bushwick within a short distance to the L train as well as multiple bus routes; this subject property is a fully leased rent stabilized building.

The property is currently operating at a 7% cap rate with a net adjusted annual rent of \$100,297. Annual expenses for current ownership are approximately \$37,600 annually.

A value add potential for long term new ownership exists via strategic vacancies and capital improvement. The building has an additional 1,100 sq. ft. of residual floor to area ratio presents a unique opportunity for investors looking to enter in a highly desirable submarket with a well performing asset.

Built in 1910

## **Essential Information**

MLS® # 495586 Price \$890,000

Bedrooms 6

Bathrooms 6.00

Full Baths 6

Square Footage 4,778 Year Built 1910

Type Multi-Family



Sub-Type Multi-Family

Status Active

## **Community Information**

Address 184 Schaefer

Area Bushwick

Subdivision N/A

City Brooklyn

County Kings (Brooklyn)

State New York

Zip Code 11207

## **Amenities**

Amenities NONE

Features Refrigerator, Stove

## Interior

Interior Hardwood, Laminate

Appliances Refrigerator, Stove

Heating Steam/Radiator

# of Stories 3

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Brick
Roof Flat
Construction Brick

Foundation Poured Concrete

### **Additional Information**

Date Listed September 15th, 2025

Days on Market 30 Zoning R6

Tax \$11,453

Listing courtesy of GEO Real Estate Group Inc

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