



# 1411 Bushwick Avenue, Brooklyn, NY





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**5 Floors**  
**12 Units**  
**3,750 sqft Plot**  
**9,365 sqft Building Net Area**  
**15,226 sqft Building Gross Area**

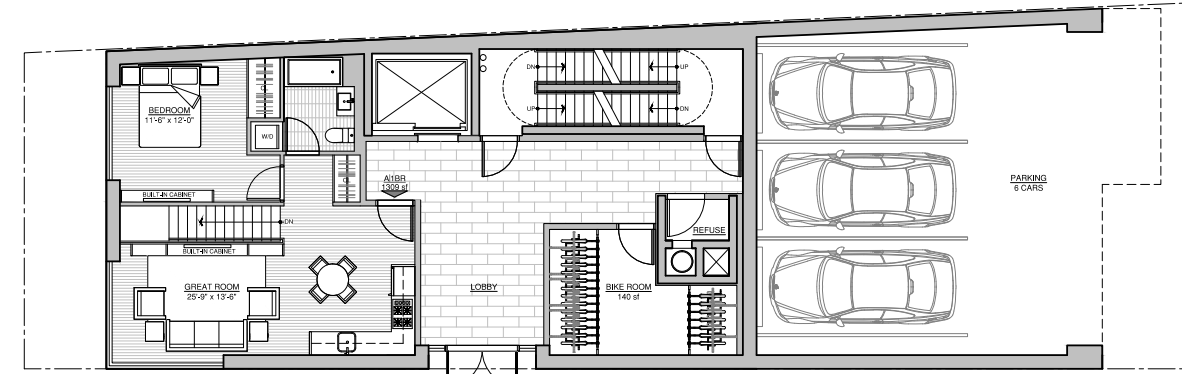
The building has 12 units on 5 floors consisting of one or two bedroom apartments. It has a storage room for every unit, an elevator and parking.

The new 5 floor building replaces a three story structure.

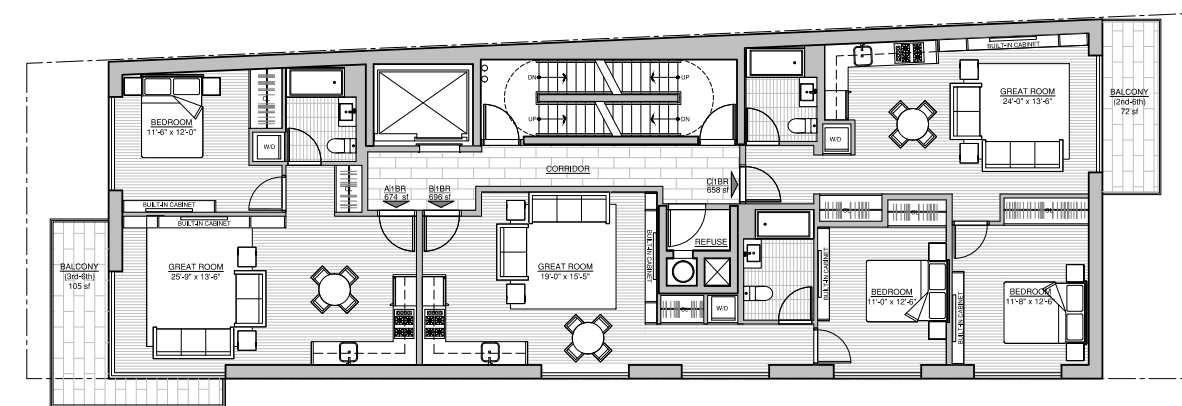
Unit	Unit Type	Unit Area
1A	1 Bedroom Duplex	1309 sqft
2A	1 Bedroom	674 sqft
2B	1 Bedroom	696 sqft
2C	1 Bedroom	658 sqft
3A	1 Bedroom	674 sqft
3B	1 Bedroom	696 sqft
3C	1 Bedroom	658 sqft
4A	1 Bedroom	674 sqft
4B	1 Bedroom	696 sqft
4C	1 Bedroom	658 sqft
5A	2 Bedroom	994 sqft
5B	2 Bedroom	978 sqft
<b>Total</b>	<b>10 Units</b>	<b>9,365 sqft</b>

Floor	Gross Area
Cellar	2,457.50 sqft
1st Floor	2,331.25 sqft
2nd Floor	2,457.50 sqft
3rd Floor	2,457.50 sqft
4th Floor	2,457.50 sqft
5th Floor	2,457.50 sqft
Roof	608.15 sqft
<b>Total</b>	<b>15,226.90 sqft</b>

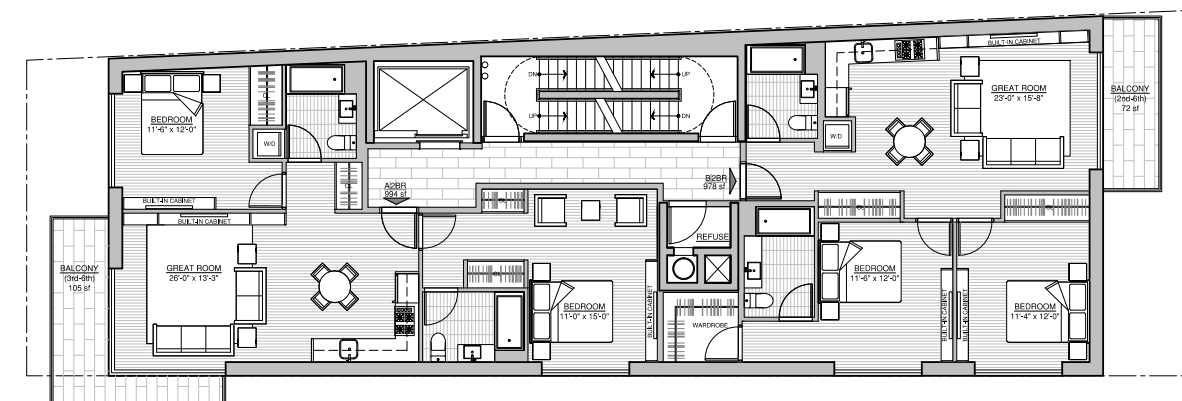
**First Floor Plan**



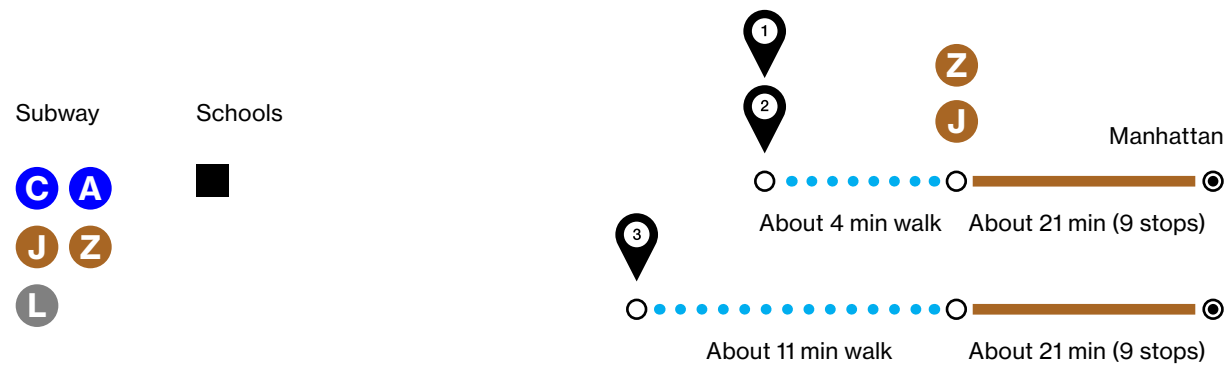
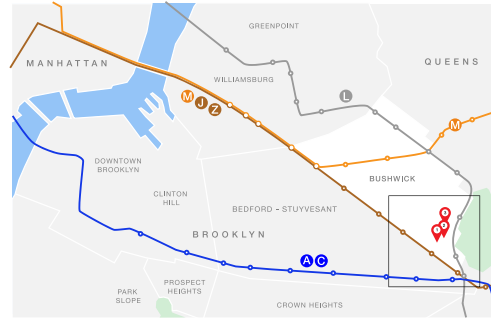
**2nd - 4th Floor Plan**



**5th Floor Plan**



- 1 1404 Bushwick Avenue, Brooklyn, NY
- 2 1411 Bushwick Avenue, Brooklyn, NY
- 3 1200-1202 Decatur Street, Brooklyn, NY



## Bushwick Real Estate Market Overview - Dec. 2016

### Median Sales Price

**\$884,500**

The median sales price for homes in Bushwick for Sep 22 to Dec 21 was \$884,500 based on 4 home sales.

### Price Per Sqft

**\$905**

Average price per square foot for Bushwick was \$905 - an increase of 16% compared to the same period last year.

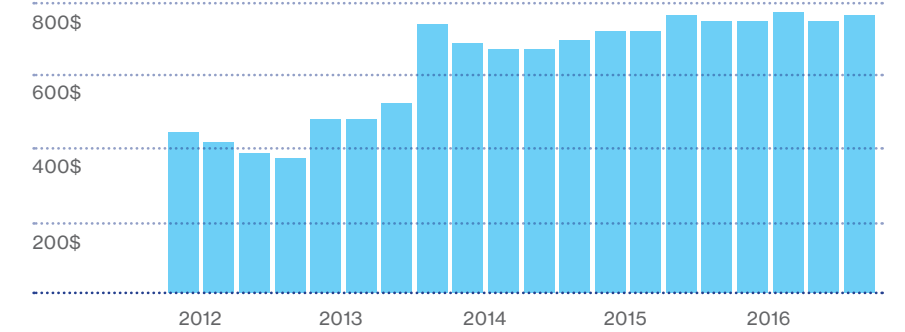
### Median Rent Per Month

**\$2,475**

The median rent per month for apartments in Bushwick for Nov 22 to Dec 22 was \$2,475.

based on [www.trulia.com](http://www.trulia.com)

### Median PPSF (Condo) Bushwick



based on [Compass markets app](http://Compass markets app).

### Recent sales of condos within 2 miles:

Address & Type	Sqft	Sale Price	Sale Date	Price Per Sqft
338 Chauncey Street - Brooklyn 11233 Condo (Residential unit in 2-10 unit building)	866	\$615,000	6/10/2016	\$710
1271 Decatur Street - Brooklyn 11207 Condo (Residential unit in 2-10 unit building)	725	\$575,000	6/13/2016	\$793
794 Hart Street - Brooklyn 11237 Condo (Residential unit in elevator building)	796	\$650,000	8/23/2016	\$816
1265 Decatur Street - Brooklyn 11207 Condo (Residential unit in elevator building)	694	\$465,000	9/9/2016	\$670
13 Melrose Street - Brooklyn 11206 Condo (Residential unit in 2-10 unit building)	611	\$549,000	9/14/2016	\$898
535 Throop Avenue - Brooklyn 11221 Condo (Residential unit in 2-10 unit building)	981	\$890,000	12/5/2016	\$907

based on [www.propertyshark.com](http://www.propertyshark.com)