

137 GRAND STREET  
WILLIAMSBURG

COMMERCIAL CONDO  
FOR SALE



**137 GRAND STREET**  
**WILLIAMSBURG**

**JUSTIN LOSH**  
(347) 388-4649  
JUSTIN@COUNTRYNY.COM

**OFFICE**  
250 MOORE ST, #302  
BROOKLYN, NY 11206



## PROPERTY DETAILS

 **\$1.7MM ASKING**

 **1,800 SF**  
**COMMERCIAL CONDO**

 [\*\*VIDEO TOUR LINK\*\*](#)

COMMERCIAL CONDO FOR SALE IN  
MIXED USE BUILDING

BUILT 2014

BLOCK 2380 / LOT 39  
BBL 3023807502

GROUND FLOOR OVERBUILT TO 2050SF  
CURRENTLY

R6-B / C2-4 ZONING  
Max. Allowable Residential: 2.3  
Max. Allowable Commercial: 1.0

LOT DIMENSIONS: 25.25 FT x 64.08 FT  
LOT AREA: 1,618 SQ FT  
GROSS FLOOR AREA: 4,675 SQ FT

LOCATED IN PRIME WILLIAMSBURG  
BETWEEN BEDFORD AVE & BERRY ST

# 137 GRAND STREET WILLIAMSBURG

**JUSTIN LOSH**  
(347) 388-4649  
JUSTIN@COUNTRYNY.COM

**OFFICE**  
250 MOORE ST, #302  
BROOKLYN, NY 11206



## CASH FLOW ANALYSIS



<b>SF</b>	1800
<b>PSF</b>	\$65
<b>RENT</b>	\$9,750
<b>PROJECTED GROSS RENT</b>	\$117,000
<b>TAXES</b>	\$12,571
<b>INSURANCE</b>	\$2,500
<b>WATER / SEWER (TENANT)</b>	\$0
<b>ELECTRIC (TENANT)</b>	\$0
<b>GAS (TENANT)</b>	\$0
<b>MAINTENANCE 4%</b>	\$4,680
<b>MANAGEMENT 4%</b>	\$4,680
<b>VACANCY 3%</b>	\$3,510
<b>EXPENSES</b>	\$27,941
<b>NET OPERATING INCOME</b>	\$89,059
<b>SALE PRICE</b>	<b>\$1,700,000</b>
<b>CAP RATE</b>	<b>5.24%</b>

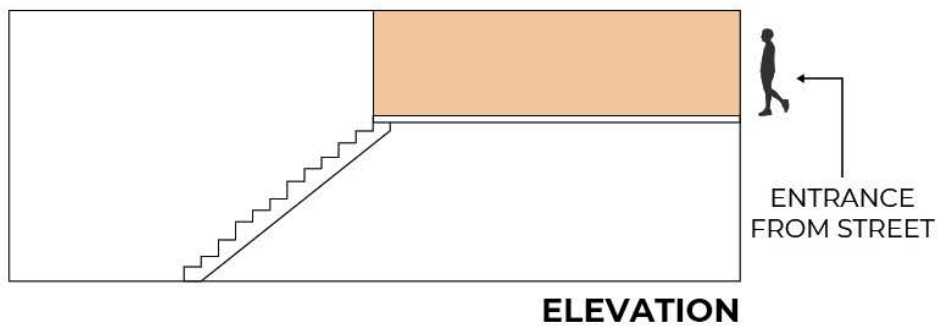
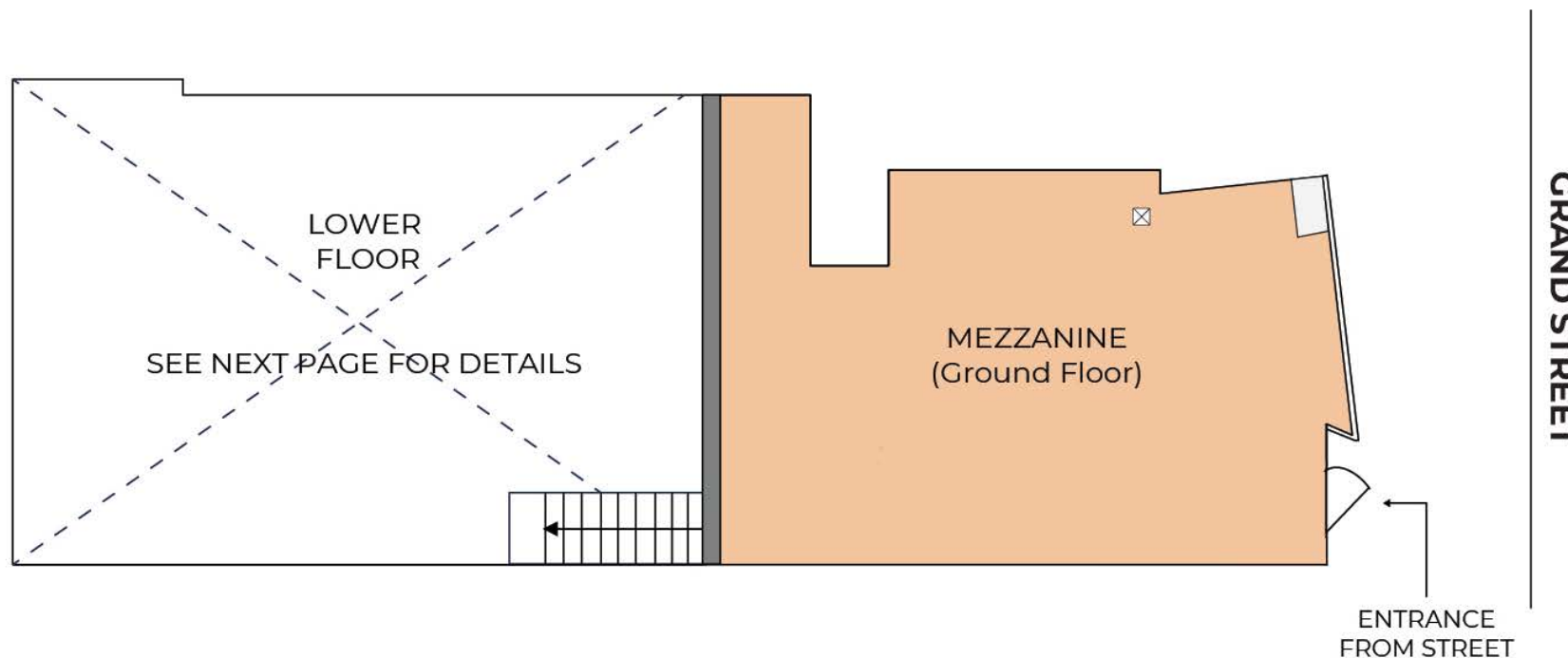
**137 GRAND STREET**  
WILLIAMSBURG

**JUSTIN LOSH**  
(347) 388-4649  
JUSTIN@COUNTRYNY.COM

**OFFICE**  
250 MOORE ST, #302  
BROOKLYN, NY 11206



## STREET LEVEL / MEZZANINE



**137 GRAND STREET**  
**WILLIAMSBURG**

**JUSTIN LOSH**  
(347) 388-4649  
JUSTIN@COUNTRYNY.COM

**OFFICE**  
250 MOORE ST, #302  
BROOKLYN, NY 11206



**STREET LEVEL / MEZZANINE**



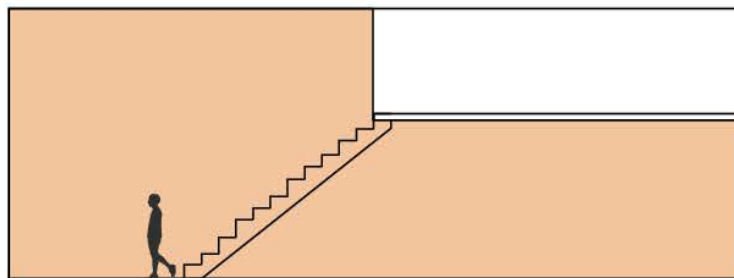
**137 GRAND STREET**  
**WILLIAMSBURG**

**JUSTIN LOSH**  
(347) 388-4649  
JUSTIN@COUNTRYNY.COM

**OFFICE**  
250 MOORE ST, #302  
BROOKLYN, NY 11206



## LOWER LEVEL / DOUBLE HEIGHT SPACE



**ELEVATION**

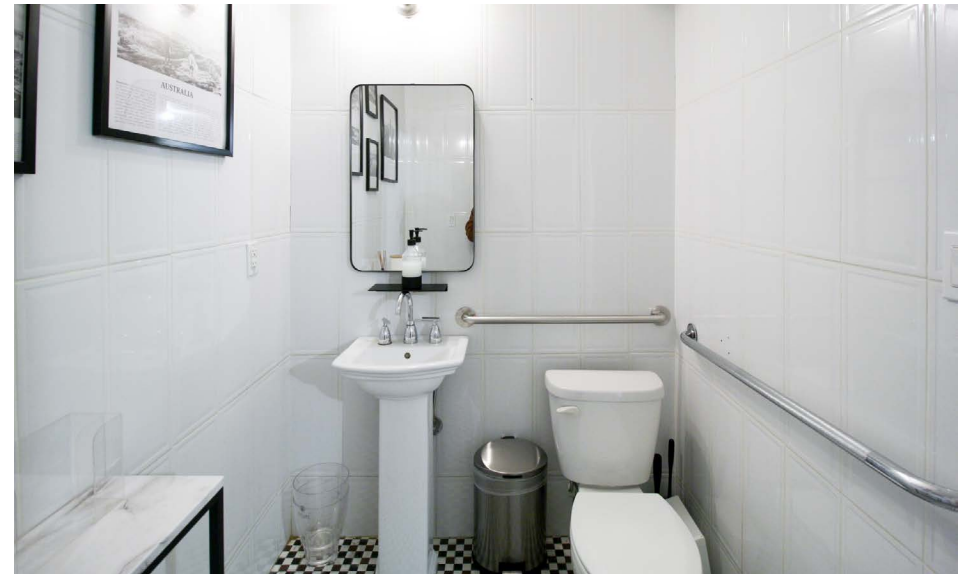
**137 GRAND STREET**  
**WILLIAMSBURG**

**JUSTIN LOSH**  
(347) 388-4649  
JUSTIN@COUNTRYNY.COM

**OFFICE**  
250 MOORE ST, #302  
BROOKLYN, NY 11206



## LOWER LEVEL / DOUBLE HEIGHT SPACE



# 137 GRAND STREET WILLIAMSBURG



**JUSTIN LOSH**

(347) 388-4649

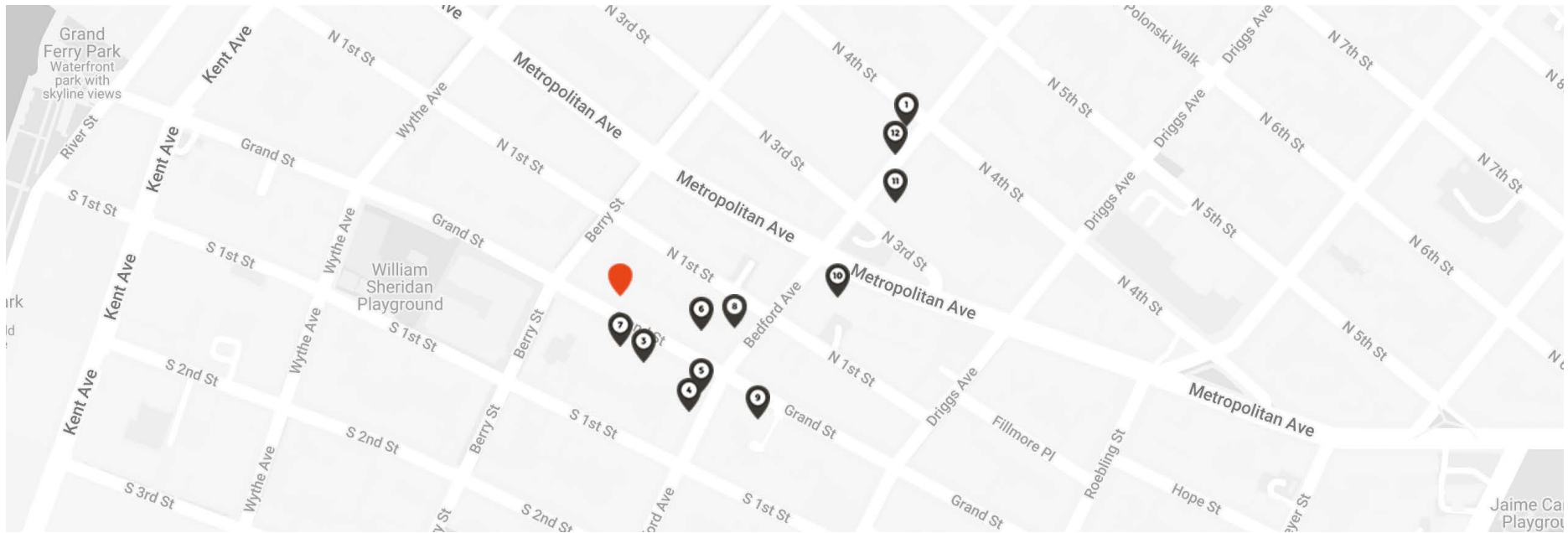
JUSTIN@COUNTERNY.COM



**OFFICE**

250 MOORE ST, #302

BROOKLYN, NY 11206



## NEIGHBORS

**1 - WHOLE FOODS**

**2 - WALGREENS**

**3 - SUPREME**

**4 - MAISON PREMIERE**

**5 - HOLE IN THE WALL**

**6 - FRESH KILLS BAR**

**7 - SHARKS POOL CLUB**

**8 - SETAGAYA**

**9 - IONA**

**10 - METRO SWIMMING POOL**

**11 - APPLE STORE**

**12 - EQUINOX**

## DEMOGRAPHICS

**(1MI/3MI)**

**POPULATION - 143,965 / 1,054,560**

**AVERAGE AGE - 33.4 / 34.3**

**AVERAGE HH INCOME -**

**\$78,778 / \$84,153**

## TRANSPORT

**L TRAIN: BEDFORD**

**AVERAGE DAILY RIDERS**

**WEEKDAY - 25,158**

**WEEKEND - 26,623**

Counter Real Estate LLC is a licensed real estate broker. All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. All dimensions provided are approximate. To obtain exact dimensions, Counter Real Estate LLC advises you to hire a qualified architect or engineer.