

# BASELINE

REAL ESTATE ADVISORS

## EXCLUSIVE LISTING: 248 Driggs Avenue

### Greenpoint Mixed Use Building with Luxurious Renovations



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**MICHAEL SHERMAN | Founder**

Baseline Real Estate Advisors | [www.BaselineRealEstate.com](http://www.BaselineRealEstate.com)

(631) 235-9741 | [MICHAEL@BASELINEREALESTATE.COM](mailto:MICHAEL@BASELINEREALESTATE.COM)

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## Property Information

### Location

248 Driggs Avenue

### Building Size

4,650 SF

### Lot Size

2,919 SF (25.83ft x 113ft)

### Units

6 Units (5 Apts & 1 Retail)

### Notes

3-Story Walkup located in Greenpoint

Luxurious Renovations Completed in 2023

Turn Key Asset

All Free Market | 3 2 BR, 1 3BR, & 1 1BR

1,000 SF Occupied Retail Unit

Steps from McCarren Park & Manhattan Ave

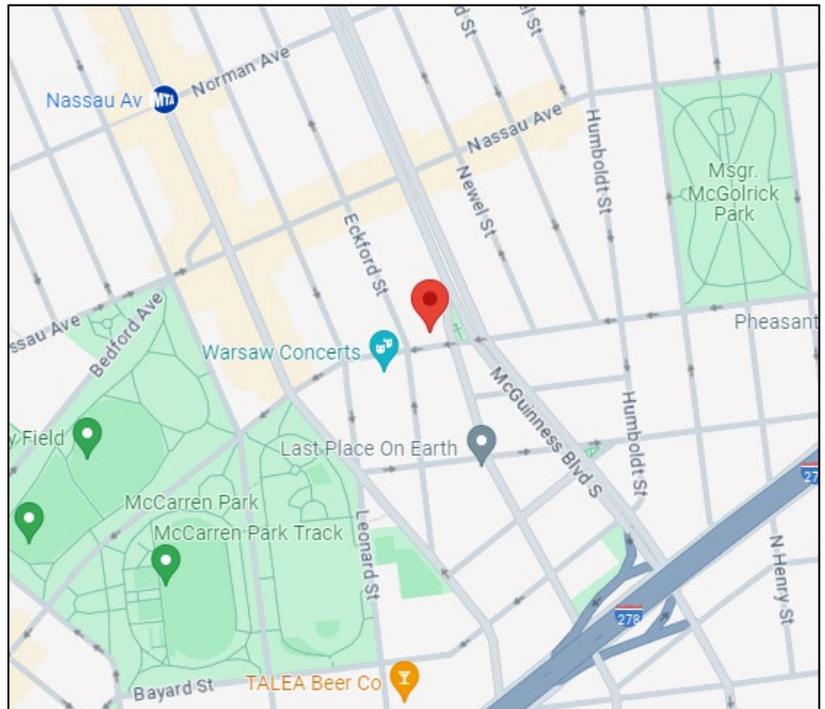
Steps away from retailers and the G Trains

## Financials

Residential	5	\$357,600
Commercial	1	\$77,250
<b>Total Income</b>		<b>\$434,850</b>

Real Estate Taxes	2A	\$9,499
Water & Sewer		\$4,500
Common Electric		\$1,395
Insurance		\$6,045
Maintenance		\$4,500
Super		\$3,600
Management		\$13,045
<b>Total Expenses</b>		<b>\$42,584</b>

<b>Net Operating Income</b>		<b>\$392,266</b>
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Asking Price: \$5,250,000

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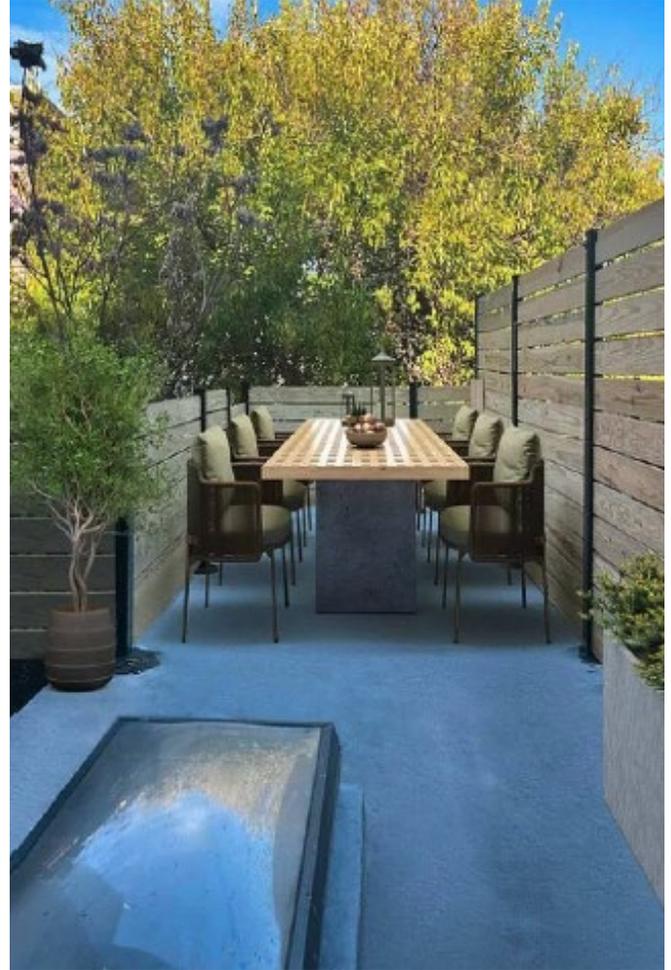
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## RENT ROLL

Unit	Bed/Bath/SF	Status/Tenant	Notes	LXP	Current Rent
1R	3/2	FM	Large Outdoor Space	7/31/2026	\$8,250.00
2L	1/1	FM	Large Outdoor Space	5/31/2026	\$4,600.00
2R	2/2	FM	Large Outdoor Space	7/31/2026	\$5,750.00
3L	2/2	FM	Large Outdoor Space	7/31/2026	\$5,500.00
3R	2/2	FM	Large Outdoor Space	7/31/2026	\$5,700.00
Retail	1,000 SF	Barber		1/31/2028	\$6,437.50
<b>Monthly Total</b>					<b>\$36,237.50</b>
<b>Annual Total</b>					<b>\$434,850.00</b>

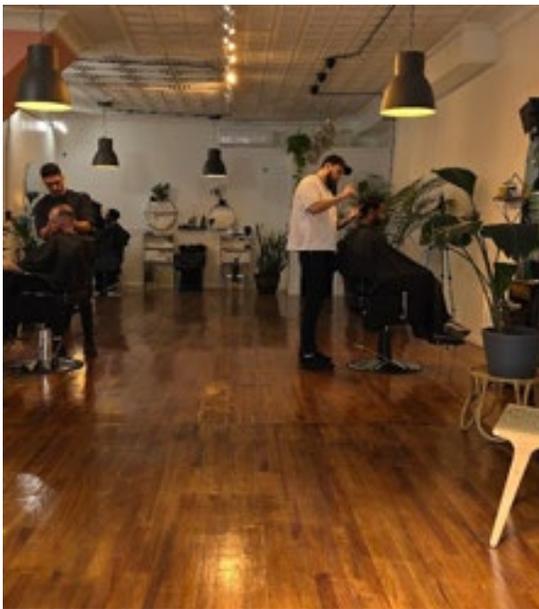
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# IMAGES



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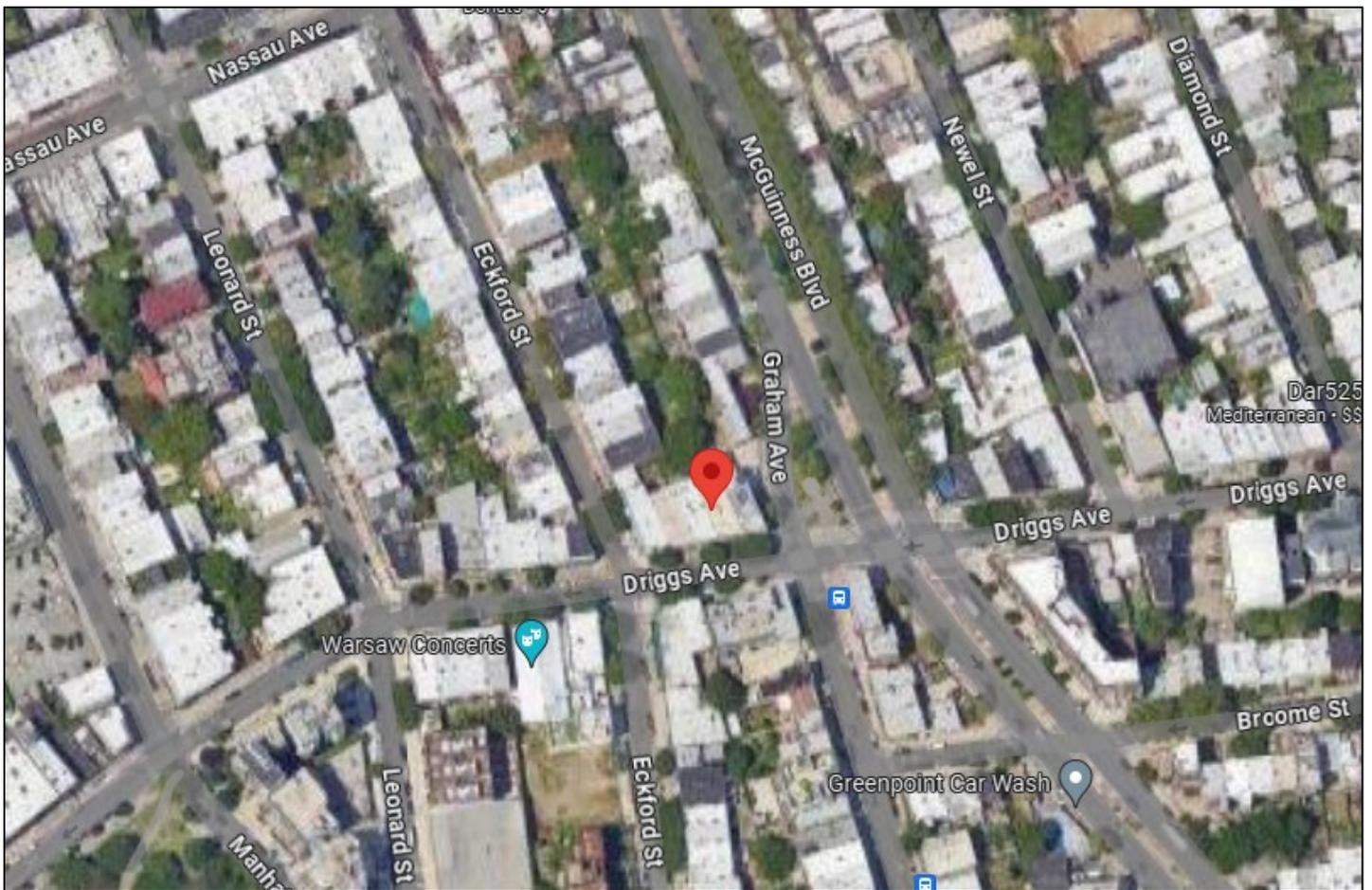
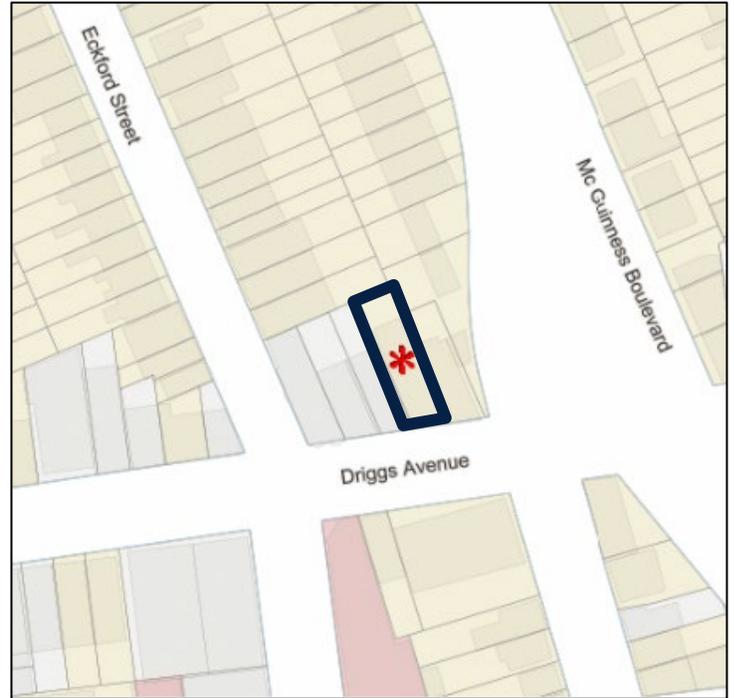
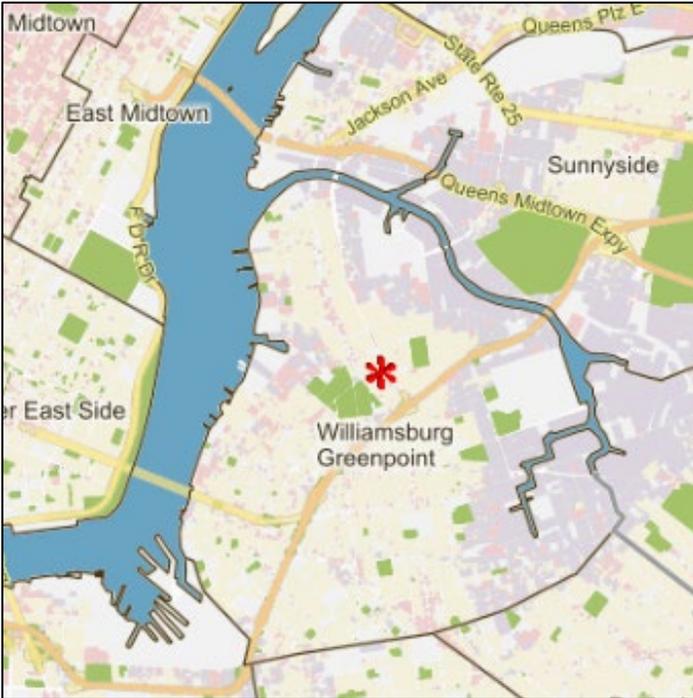
## RETAIL IMAGES



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# AREA MAPS



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