



WILLIAM - GREEN
REAL ESTATE

*Specialized in all your Real Estate needs in
Williamsburg and Greenpoint*

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Two Retail Condos for Sale in Greenpoint!

605 - 607 Manhattan Avenue

Brooklyn NY 11222





Location, location, location.

605–607 Manhattan Avenue | Greenpoint Retail Condos For Sale

Manhattan Avenue is the prime retail corridor in Greenpoint, anchored by national and neighborhood tenants including Chase Bank, TD Bank, Santander, T-Mobile, Sweetgreen, Associated Supermarket, Rite Aid, Paloma Bakery and Pierozek.

605–607 Manhattan Avenue is positioned between Driggs Avenue and Nassau Avenue, half a block from the Nassau Avenue G train and moments from McCarren Park. Strong foot traffic, dense residential base, and consistent retail demand.

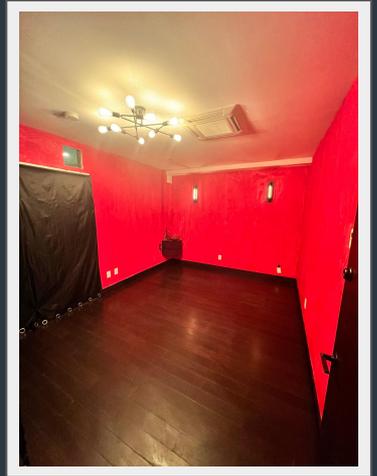
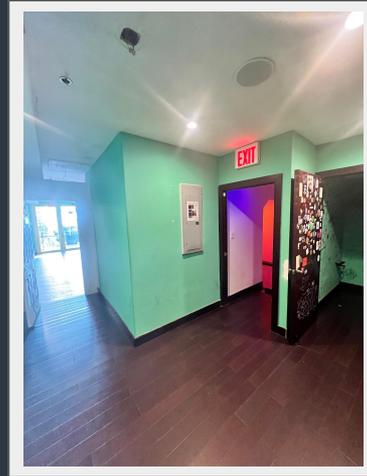
Investment Overview

Two retail condominiums offered together for \$3,900,000

- Combined Income: \$20,500/month
- Annual Income: \$246,000
- Real 6% Cap Rate
- Triple Net Leases
- Minimal to zero management

Clean income-producing asset in one of Brooklyn's strongest retail corridors.





Two Retail Condominiums for sale



Price For Both \$3,900,000

CONDO #1 605 Manhattan Ave

Tenant	Rent	Size	Frontage	Lease Type	Lease Exp.	Notes
Doggy Care	\$10,500	3,200 sq. Ft.	8.5 ft.	NNN	2029	3% annual bumps, CC paid by the Landlord \$360 monthly, Taxes \$2,200 Per annum paid by the tenant, 12 years Left on tax abatement,

CONDO #2 607 Manhattan Ave

Tenant	Rent	Size	Frontage	Lease Type	Lease Exp.	Notes
Yoga Studio	\$10,000	1,700 sq. Ft.	8.5 ft.	NNN	2030	3% annual bumps, CC paid by the Landlord \$360 monthly, Taxes \$2,200 Per annum paid by the tenant, 12 years Left on tax abatement

INVESTMENT SUMMARY

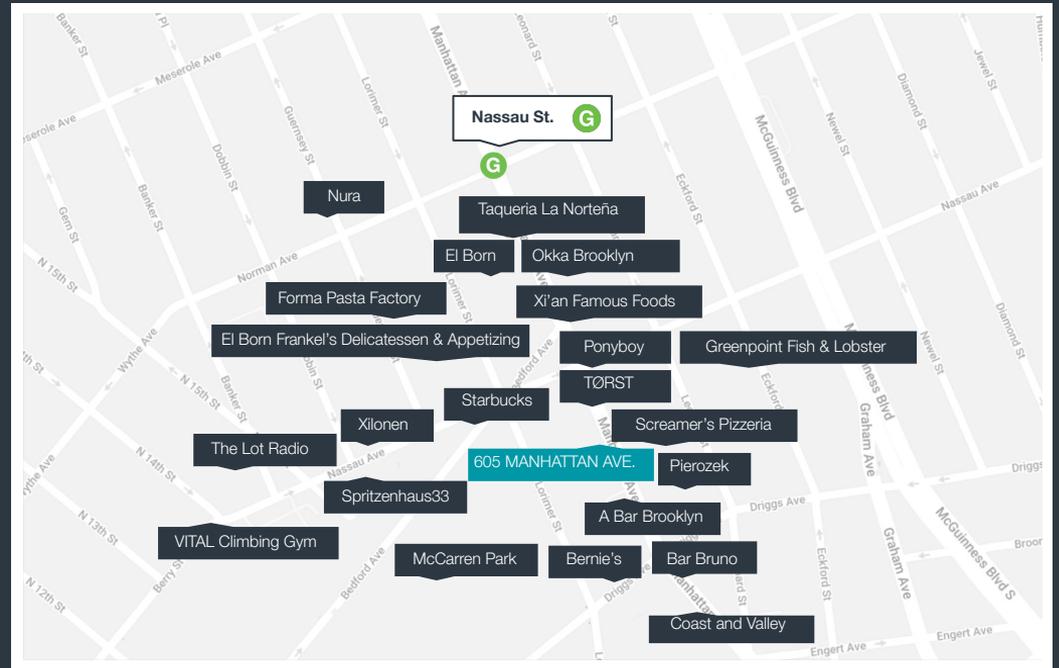
Income	Expenses	Price	Size Sq. Ft.	Price per Sq. Ft.	NOI	Cap Rate
\$246,000	\$8,640	\$3,900,000	4,900	\$795	\$237,360	6%

BUSINESSES ON THE BLOCK

Pierozek
Taqueria La Norteña
Okka Brooklyn
Xi'an Famous Foods
Ponyboy
Greenpoint Fish & Lobster
Starbucks
Tørst
Screamer's Pizzeria
A Bar Brooklyn
Bar Bruno
Coast and Valley
Nura
El Born Frankel's Delicatessen & Appetizing
Xilonen
Spritzenhaus33
The Lot Radio
VITAL Climbing Gym
Bernie's
Forma Pasta Factory
Keg & Lantern Brewing Company
McCarren Park

TRANSPORTATION

- G** Nassau Ave 1 min. walk
- L** Lorimer St 12 min. walk
- G** Greenpoint Ave 12 min. walk
- L** Bedford Ave 12 min. walk



Transportation



G train Nassau Avenue stop - Half a Block - 1 min.



L train Bedford Ave stop - 12 min.



India Street Ferry

Greenpoint

by the numbers

114,431

POPULATION WITHIN 1-MILE RADIUS

37.20 Yrs

AVERAGE POPULATION AGE

30.08%

POPULATION GROWTH SINCE 2010

\$135,614

AVERAGE HHI WITHIN 1-MILE RADIUS

5,241

TOTAL BUSINESSES WITHIN 1-MILE RADIUS

\$1.3 bn

ANNUAL SPENDING WITHIN 1-MILE RADIUS