

73 Kent Ave

73 Kent Avenue, Brooklyn, NY 11249



Rare Adaptive
Reuse Opportunity
in Williamsburg



Total Gross Square Footage: **25,520 GSF**

Price per Gross Square Foot: **\$705 / GSF**



 Asking Price: **\$18,000,000**



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Property Description

➤ 73 Kent Avenue

73 Kent Avenue (Block 2302, Lot 1) is a corner commercial property totalling 25,520 square feet of a **vacant two story factory building**, strategically located in Williamsburg's vibrant Northside neighborhood. The property occupies an irregularly shaped lot totaling 12,760 square feet, offering expansive frontage of 124 feet on Kent Avenue and 100 feet on North 9th Street. This exceptional multi-street exposure enhances visibility and accessibility, making it ideal for office, retail, or commercial tenants seeking a prominent presence.

Situated within an M1-2 zoning district, the site supports a broad range of as-of-right commercial uses, including office, retail, light industrial, and showroom functions. The flexibility of the zoning combined with the generous lot dimensions creates a prime opportunity for leasing or repositioning the existing structures to suit a variety of business needs.

This well-located asset benefits from its proximity to the thriving commercial and creative hubs of Williamsburg, surrounded by a dynamic mix of retail, dining, and entertainment venues, as well as easy access to public transportation and key city arteries.



Property Information

Address:	73 Kent Avenue
Location:	The subject site is located on the North East corner of Kent Avenue and North 9 th Street.
Neighborhood:	North Williamsburg
Development Block / Lot:	2302 / 1

Building Information

Address	Type	Building Dimensions	Stories	Year Built	SF
73 Kent Avenue (Lot 1)	Factory	124' x 100'	2	1960	25,520

*Estimates As per public record / Client Materials

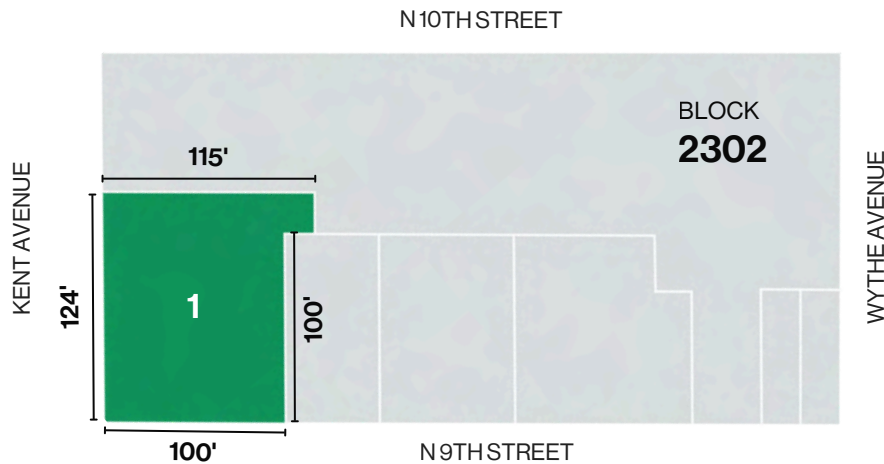
BKREA Square Footage Calculation:

Total Gross Square Footage	25,520
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Zoning Information

Address:	Lot Dimensions	Lot Area	Zoning	FAR	ZFA
73 Kent Avenue (Lot 1)	124' x 100' (irr)	12,760	M1-2	2	25,520

Address:	Assessment (25/26)	Property Taxes (25/26)	Tax Class
73 Kent Avenue (Lot 1)	\$1,009,171	\$109,476	4



Highlights & Photos



Flexible M1-2 Zoning

The property is zoned M1-2, permitting a broad range of as-of-right commercial uses, including office, retail, light manufacturing, and showroom space. This zoning flexibility provides substantial leasing and repositioning potential to accommodate diverse business needs.



Prime Williamsburg Location

Situated in the heart of Williamsburg's Northside, the site offers exceptional exposure with frontage on Kent Avenue and North 9th Street. This dynamic neighborhood continues to see significant commercial and creative industry growth, making it a sought-after submarket with strong tenant demand.



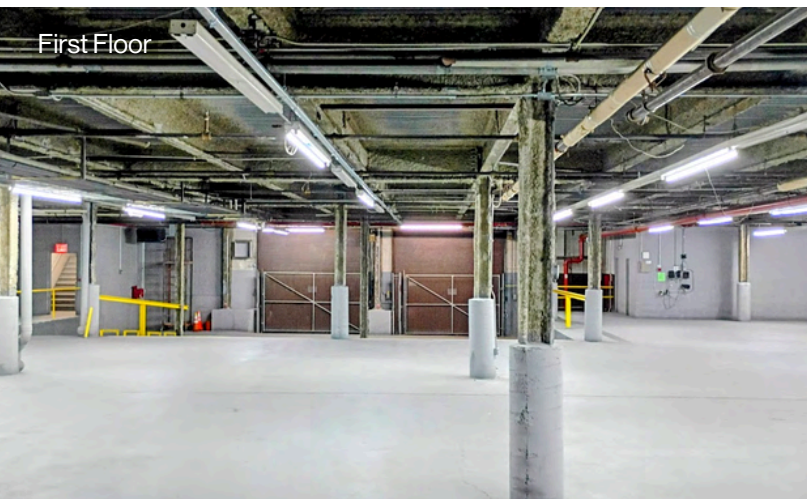
Unobstructed City Views

The property fronts a City-owned park that will not be developed further, ensuring permanent access to exceptional air and light. This unique positioning provides expansive sightlines and unobstructed city views, significantly enhancing the long-term value and appeal of the property.

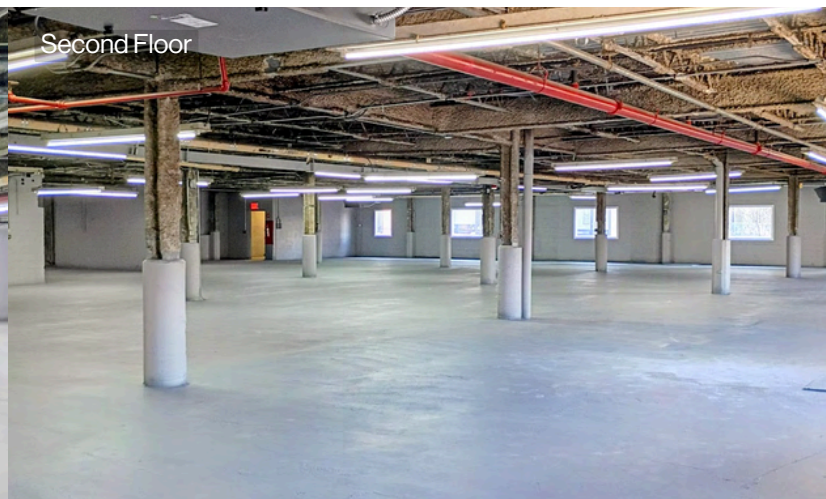


Vacant Delivery

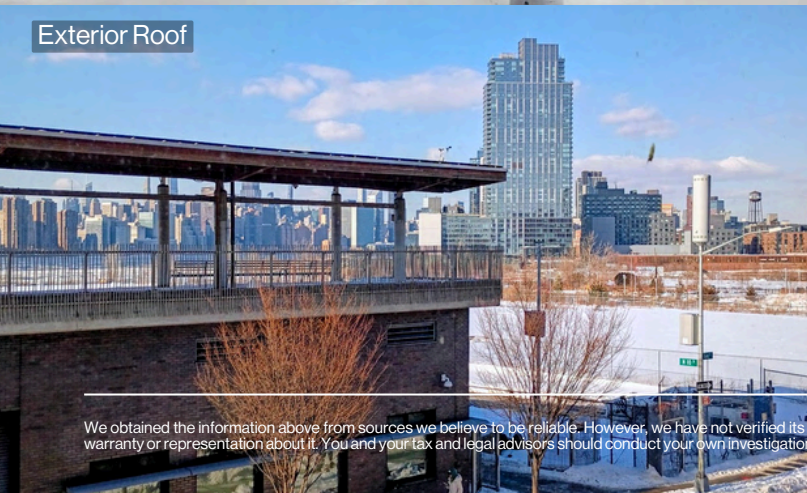
The existing building can be delivered vacant, offering significant time and cost savings by eliminating the need for tenant buyouts. This allows for immediate redevelopment, streamlining business plans and accelerating project timelines.



First Floor



Second Floor



Exterior Roof



Second Floor

Revenue & Investment Analysis

Projected Rent Amounts

Unit #	Use	Location	Base Monthly Rent	Base Annual Rent	SF	\$/SF
101	Retail	Corner of Kent/ N9th	\$85,067	\$1,020,800	10,208	\$100
201	Office/ Retail	Second Floor	\$74,274	\$891,286	16,205	\$55
Total / Average			\$159,341	\$1,912,086	26,413	\$72

Investment Analysis

Income:			
		In- Place	\$/ SF
Gross Projected Income:		\$1,912,086	\$74.93
Vacancy & Credit Loss	3.00%	(\$57,363)	(\$2.25)
Effective Gross Income		\$1,854,723	\$72.68

Expenses:				
	Metrics	Projected	\$/ SF	% of EGI
Real Estate Taxes:	As Per DOF	(\$109,476)	(\$4.29)	5.90%
Insurance:		(\$76,560.00)	(\$3.00)	4.13%
Repairs and Maintenance		(\$102,080.00)	(\$4.00)	5.50%
Management		(\$74,263.20)	(\$2.91)	5.00%
Payroll and Security		(\$25,520.00)	(\$1.00)	1.38%
Total	Exp. Ratio: 20.91%	(\$387,899)	(\$15.20)	10.03%

Projected Capital Expenditures:		
	Projected	\$/ SF
Tenant Improvements	(\$5,104,000)	(\$200.00)
Effective Gross Income:	\$1,854,723	
Less Expenses:	(\$387,899)	
Net Operating Income:	\$1,466,824	

04 Neighborhood Overview

North Williamsburg Overview

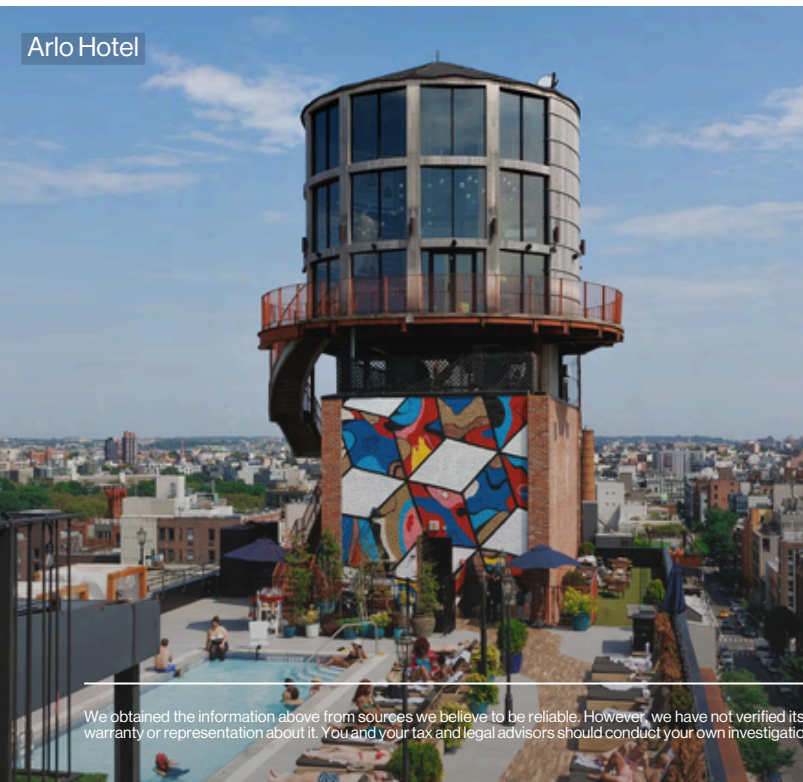
North Williamsburg is one of Brooklyn's most vibrant and rapidly evolving neighborhoods. Set along the East River waterfront, it mixes industrial roots with a creative spirit and a lively cultural scene. The area takes its name from its location in the northern section of Williamsburg, a neighborhood long known for its artistic influence and historic charm. North Williamsburg sits just south of Greenpoint and north of South Williamsburg, offering easy access to Marsha P. Johnson Park, McCarren Park, and the East River Ferry. One of its most notable landmarks is the Bushwick Inlet Park, now transformed into a symbol of the neighborhood's revival and reinvention.

Community & Lifestyle

North Williamsburg pulses with creative energy and a youthful, entrepreneurial spirit. Once the heart of Brooklyn's indie music scene, its legacy lives on in venues, galleries, and cafés that line streets like Bedford and Berry. Grab a slice at L'industrie, sip natural wine at Four Horsemen, or catch live music at Baby's All Right—this is a neighborhood where culture is always close at hand. The area attracts artists, tech workers, and young families drawn to its mix of edgy charm and modern convenience. Bushwick Inlet Park offers waterfront green space perfect for sunset strolls, weekend markets, and community events. With access to the L and G trains, plus the East River Ferry, commuting is easy and scenic.

A mix of old-school institutions and trendy newcomers—from dive bars to boutique fitness studios—make North Williamsburg one of Brooklyn's most magnetic lifestyle hubs.

Arlo Hotel



Hoxton Hotel





Kith Flagship



Cultural Sophistication

North Williamsburg has evolved into one of Brooklyn's most dynamic cultural destinations, blending creativity, history, and innovation. The neighborhood is home to renowned music venues such as Brooklyn Steel and Music Hall of Williamsburg, both hosting world-class performances that draw audiences citywide. Art thrives here, with spaces like the Wythe Hotel's art program and neighborhood galleries showcasing cutting-edge exhibitions from emerging and established artists. Along the waterfront, Bushwick Inlet Park offers not only scenic views of Manhattan but also an educational look at the site's industrial past, seamlessly blending leisure with cultural heritage. The area's rich mix of performance spaces, art, and design makes North Williamsburg a true epicenter of contemporary culture.



Dining and Entertainment

Williamsburg is renowned for its diverse and vibrant dining scene, offering a plethora of options to suit all tastes and budgets. From casual eateries to fine dining establishments, the neighborhood has it all. Iconic spots like Peter Luger Steak House, known for its legendary steaks, and Lilia, offering exquisite Italian cuisine, are must-visits.

For more casual dining, Smorgasburg, a seasonal food market held at East River State Park, features an array of food vendors serving everything from gourmet donuts to inventive tacos. Popular local spots such as The Meatball Shop and Joe's Pizza provide quick and delicious meals, while Blue Bottle Coffee and Devoción cater to coffee enthusiasts.

Transit Overview

North Williamsburg offers excellent transit accessibility with the Bedford Avenue station, just a short walk away, providing direct service on the **L** line into Manhattan's 14th Street corridor. The Nassau Avenue station on the **G** line, also nearby, connects riders throughout Brooklyn and into Queens, with easy transfers to Manhattan-bound lines.

In addition, the neighborhood is served by the East River Ferry at the North Williamsburg landing, offering a scenic and efficient alternative route to Midtown and Downtown Manhattan. Citi Bike stations and multiple local bus routes provide added convenience for short trips and last-mile connectivity. Together, these options make North Williamsburg highly accessible and well connected to the rest of New York City.



Meet the Team



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