



# 108 Calyer Street

## Executive Summary

Avison Young, as the exclusive agent, is pleased to offer for sale 108 Calyer Street (the "Property"), a meticulously maintained four-story walk-up building featuring 27 feet of frontage on the south side of Calyer Street between Banker Street and Clifford Place in the heart of Greenpoint, Brooklyn.

The Property comprises eight (8) residential units across 7,020± square feet. Of the residential units, five (5) are FM and three (3) are RS.






The free market units features open-concept living spaces in each unit, seamlessly connecting the kitchen, dining, and living areas and are equipped with stainless steel appliances, custom cabinetry, tile backsplashes, espresso-stained hardwood floors, in-unit Bosch washers-and-dryers, and recessed lighting. Additionally, one of the ground-floor units boasts a massive private backyard.

The Property is ideally located in Greenpoint, a neighborhood known for its vibrant local scene with trendy cafes, restaurants, and shops. Residents can enjoy nearby dining spots such as Paulie Gee's, Oxomoco, a Michelin-starred Mexican restaurant, and Esme, a well-known neighborhood bistro. The nearby McCarren Park offers ample outdoor space, while access to public transportation is convenient with the Greenpoint Avenue G train and Bedford Avenue L train both within close proximity.

108 Calyer Street presents an outstanding opportunity to acquire a cash-flowing boutique luxury multifamily and take advantage of the future rental upside in Brooklyn's hippest neighborhood.

**Asking Price**  
**\$6,495,000**

## Highlights

-  Prime Greenpoint Location
-  No Retail Exposure
-  Tax class protected (2B)
-  Meticulously renovated apartments
-  Proximity to the Nassau Avenue Metro Stop (G) and Greenpoint Ferry Landing

## Property Details

Address	108 Calyer Street
Block & Lot	2593 / 18
Stories	4
Building Dimensions	27' x 65'
Total SF	7,020
Total Units	8
Residential Units	8
Zoning	M1-1
Historic District	No
Lot Dimensions	27.83' x 100.33'
Lot Size	2,792
Available Air Rights	0 SF
Tax Class	2B
RE Tax Assessment (24/25)	\$179,139
Actual RE Taxes (24/25)	\$22,396

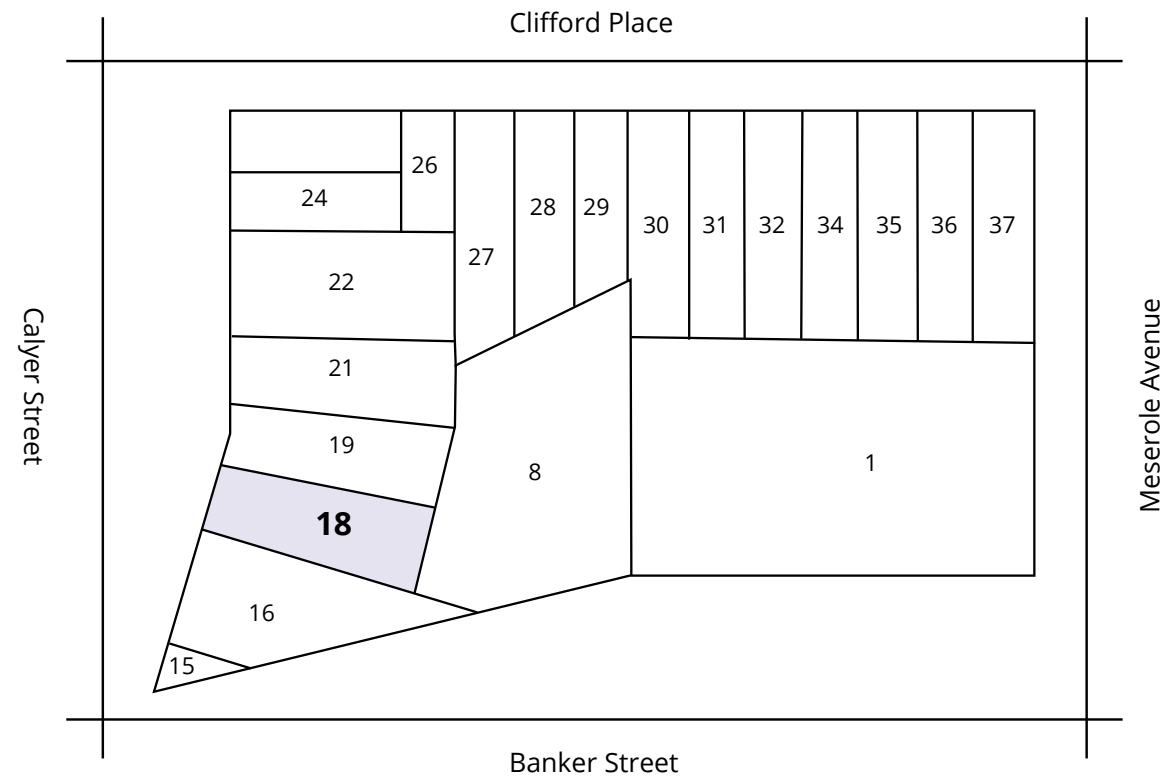
## Rent Roll

Unit	Type	Layout	LXD	Monthly Rent	Annual Rent	Pro Forma	
						Monthly Rent	Annual Rent
1L	FM	3BR/3BA	6/30/26	\$7,400	\$88,800	\$8,000	\$96,000
1R	FM	3BR/3BA + Yard	8/31/25	\$7,750	\$93,000	\$8,500	\$102,000
2L	FM	3BR/2BA	8/31/25	\$5,400	\$64,800	\$6,100	\$73,200
2R	FM	3BR/2.5BA	6/30/25	\$5,900	\$70,800	\$6,100	\$73,200
3L	FM	3BR/2.5BA	6/30/25	\$5,250	\$63,000	\$6,100	\$73,200
3R	RS	3BR/1BA	6/30/26	\$1,152	\$13,824	\$1,187	\$14,239
4L	RS	3BR/1BA	7/31/26	\$1,388	\$16,656	\$1,430	\$17,156
4R	RS	3BR/1BA	7/31/26	\$1,200	\$14,400	\$1,236	\$14,832
<b>Property Total</b>				<b>\$21,883</b>	<b>\$262,596</b>	<b>\$38,652</b>	<b>\$463,826</b>

Rent Stabilized

Projected

## Block/Lot



# Income & Expenses

	In Place
Income	Annual Income
Residential Income	\$425,280
Other Income	\$9,000
Less Vacancy (2.50%)	(\$10,857)
<b>Effective Gross Income</b>	<b>\$423,423</b>

Expenses	Total
RE Taxes (Actual 24/25)	\$22,396
Insurance (Projected @ \$1.50/SF)	\$10,530
Water & Sewer (Projected @ \$750/Unit)	\$6,000
Repairs & Maintenance (Projected @ \$500/Unit)	\$4,000
Management Fee (Projected @ 3% of EGI)	\$12,703
Common Electric (Projected @ \$0.25/SF)	\$1,755
Super (Projected - Fixed)	\$3,500
Fuel (Projected @ \$1.50/SF for RS Units)*	\$3,950
<b>Total</b>	<b>\$64,834</b>

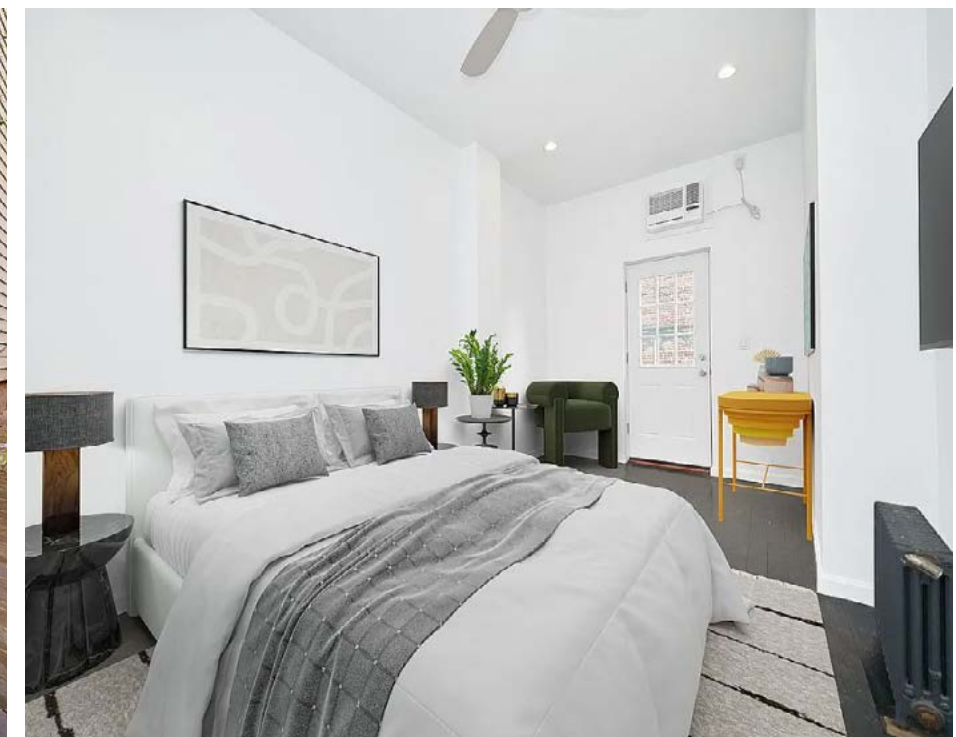
\*FM units have individual split systems

Effective Gross Income	\$423,423
Less Expenses	(\$64,834)
<b>Net Operating Income</b>	<b>\$358,589</b>

	Pro Forma
Income	Annual Income
Residential Income	\$463,826
Other Income	\$9,000
Less Vacancy (2.50%)	(\$11,821)
<b>Effective Gross Income</b>	<b>\$461,006</b>

Expenses	Total
RE Taxes (Actual 24/25)	\$22,396
Insurance (Projected @ \$1.50/SF)	\$10,530
Water & Sewer (Projected @ \$750/Unit)	\$6,000
Repairs & Maintenance (Projected @ \$500/Unit)	\$4,000
Management Fee (Projected @ 3% of EGI)	\$13,830
Common Electric (Projected @ \$0.25/SF)	\$1,755
Super (Projected - Fixed)	\$3,500
Fuel (Projected @ \$1.50/SF for RS Units)*	\$3,950
<b>Total</b>	<b>\$65,961</b>

Effective Gross Income	\$461,006
Less Expenses	(\$65,961)
<b>Net Operating Income</b>	<b>\$395,045</b>



# Location Overview

## Williamsburg

Since the early 1990s, Williamsburg has undergone significant transformation, particularly after the large-scale rezoning in 2005 that encouraged new development along the waterfront. These new developments contrast with the walk-up apartments and row homes found throughout Williamsburg.

In recent years, Williamsburg has emerged as a cutting-edge neighborhood with a vibrant art scene, unique restaurants, numerous nightlife spots, parks, and hotels. Along Bedford Avenue, one can find local food establishments and trendy boutiques, such as the Mini Mall, which features local sellers with handmade jewelry, vintage boutiques, and antiques. Every Saturday from April to October, Smorgasburg hosts 100 vendors at East River State Park, attracting over 20,000 visitors daily. From rooftop bars with stunning views of the Manhattan skyline to live performances at Brooklyn Steel and Brooklyn Bowl—which doubles as a bowling alley and music venue—Williamsburg offers a rich array of music and entertainment options.

Along the East River, one can find the newly developed six-acre Domino Park at the former Domino Sugar Factory site, designed by James Connor Field Operations (famed landscape architect of The Highline). McCarren

Park, located in Williamsburg and Greenpoint, offers visitors baseball fields, soccer fields, and a running track. McCarren Pool serves as a public swimming pool and a space for concerts and film screenings. The combination of outdoor amenities and endless activities is only the beginning of why Williamsburg is one of the most popular and desirable locations in Brooklyn.

## Transportation

Along the Williamsburg Bridge and Broadway, the **F** and **J** trains stop at Hewes Street, Broadway, and Marcy Avenue, which also services the **Z** train. The **L** train stops at Bedford Avenue and Lorimer Street. For north/south transportation within Williamsburg and Brooklyn, the **G** train stops at Broadway, Metropolitan Avenue, and Nassau Avenue.

For those who would prefer to travel by boat, the East River Ferry stops in South Williamsburg, North Williamsburg, Greenpoint, Hunters Point South in Long Island City, East 34th Street in Manhattan, Dumbo, and Wall Street/Pier 11, providing access to these locations in within 8 to 20 minutes.



## Greenpoint

Affectionally referred to as “Little Poland” due to its large Polish immigrant and Polish-American community, Greenpoint is full of historic charm and has an abundance of excellent restaurants, bars, living accommodations with waterfront views, and nightlife activities. Greenpoint is bordered to the north by Long Island City, to the east by the Brooklyn-Queens Expressway (“BQE”) and East Williamsburg, to the south by Williamsburg, and the west by the East River. With its prime neighborhood location, this area continues to be an attractive locale for families and businesses alike. Furthermore, the neighborhood is highly walkable and has a Walkscore of 95, further adding to the appeal.

Manhattan Avenue is brimming with nightlife and award-winning restaurants such as Milk and Roses, Lobster Joint, Karczma, and Peter Pan Donut and Pastry Shop, to name a few. Retailers in the area include a combination of boutique shops and major retailers like Starbucks, Dunkin’, Taco Bell, Staples, and Crunch Fitness. Other local attractions, such as WORD and McCarren Park, are neighborhood favorites adored by tourists throughout the year.

About 232 local restaurants, bars, and coffee shops are in the Greenpoint neighborhood of Brooklyn, New York. On average, Greenpoint residents can walk to approximately 21 establishments within a five-minute radius of their apartments or homes.

## Transportation

Greenpoint is served by the Greenpoint Avenue and Nassau Avenue stations (**G**) on the IND Crosstown Line of the New York City Subway. Various buses, including the B24, B32, B43, B48, and B62 New York City Bus routes, also serve the neighborhood.

In May 2017, the New York Waterway began service to Greenpoint. Running between Pier 11 / Wall Street in Manhattan’s Financial District and the East 34th Street Ferry Landing in Murray Hill, Manhattan, the water taxi stop became part of the NYC Ferry’s East River route. Greenpoint is served by the East River Ferry’s India Street stop.



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