

94 Guernsey Street, Greenpoint Brooklyn, NY 11222 Asking Price: \$12,000,0000

Stephen P. Wald Real Estate Associates, Inc. has been exclusively retained to represent the sale of 94 Guernsey Street, Greenpoint, Brooklyn, which is an elevator building comprised of 6 residential units and one art gallery. This building is brand new construction, fully sprinklered, ADA compliant, and slated for occupancy starting February 1, 2026. Five of the six residential units and the ground floor gallery have signed leases. Beautiful EIFS façade with floor-to-ceiling tilt-and-turn windows. Modern design and layouts with condo finishes. Located within 2 blocks of the G train and half a block from McCarren Park. on arguably the best block in Greenpoint. More photos and videos available at www.94guernsey.com.



Property Information:

Description	A four story, mixed use, elevator building
Block/Lot	2644/60
Lot Size	33.34' x 100'
Lot Area	3,334
Building Size	33.34' x 57.4'
Gross SF	8,021
Units	6 Residential Apartments over 1 Art Gallery
Zoning	R6B



EXCLUSIVE BROKER: Cody Parker Hellberg

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EXCLUSIVE BROKER: Matthew C Nesi

Licensed Associate Real Estate Salesperson
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RENTAL INCOME			
SPACE	INT SQ FT	EXT SQ FT	PRICE
Gallery	906	1,056	\$ 11,000
Apt 1 - Studio	400	97	\$ 3,750
Apt 2A - One Bed	720	0	\$ 5,400
Apt 2B - Two Bed	945	0	\$ 8,000
Apt 3A - One Bed	720	0	\$ 5,600
Apt 3B - Two Bed	945	0	\$ 7,950
Duplex	1,592	1,533	\$ 18,500
<i>Monthly Total:</i>			\$ 60,200
<i>Annual Total:</i>			\$ 722,400

EXPENSES		
Taxes	Actual	\$82,905.56
Insurance	Projected \$1/SF	\$ 8,021.00
Water & Sewer	Projected \$0.75/SF	\$ 6,015.75
Electric	Projected \$0.25/SF	\$ 2,005.25
Fuel	Projected \$1/SF	\$ 8,021.00
ADT Security	Actual	\$ 3,000.00
Super	Actual @ \$500/month	\$ 6,000.00
Management	Actual @ \$75/apt/mo	\$ 5,400.00
TOTAL		\$121,368.56

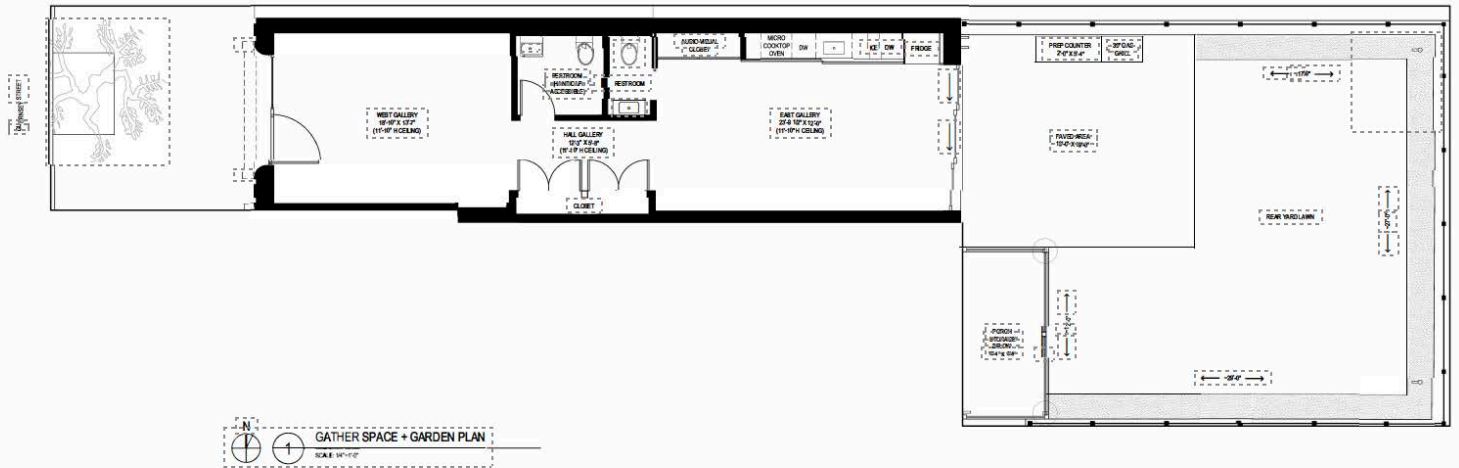
NET INCOME	\$601,031.44
SALES PRICE	\$ 12,000,000
CAP RATE	5.01%

All information is from sources deemed reliable but is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. No representation is made as to the accuracy of any description. All measurements and square footages are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics are property of Wald Real Estate. You should consult with legal counsel regarding closing costs, including without limitation the New York State "Mansion Tax" paid by buyers on residential properties over \$1 million. Wald represents the seller/landlord on our own exclusives, except if another agent of Wald represents the buyer/tenant, in which case Wald will be a dual agent with designated agents representing seller/owner and buyer/tenant. Wald represents the buyer/tenant when showing the exclusives of other real estate firms. Wald Real Estate complies with Fair Housing laws and supports equal housing opportunities.

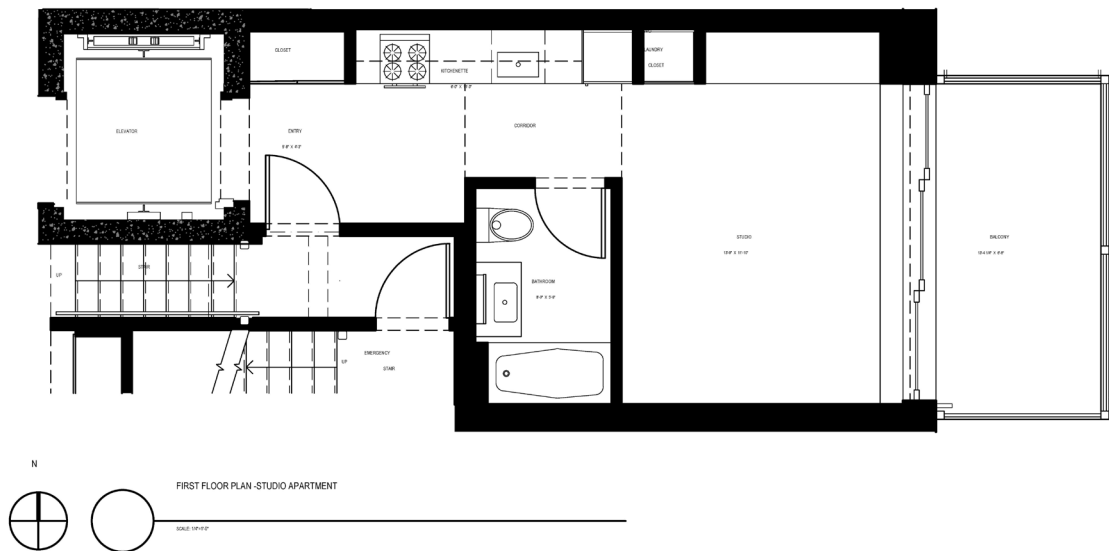


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Gallery

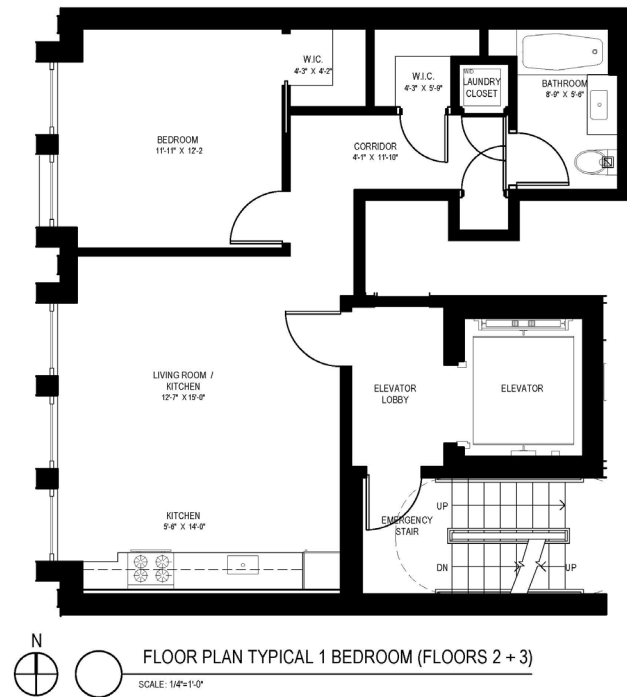


Studio

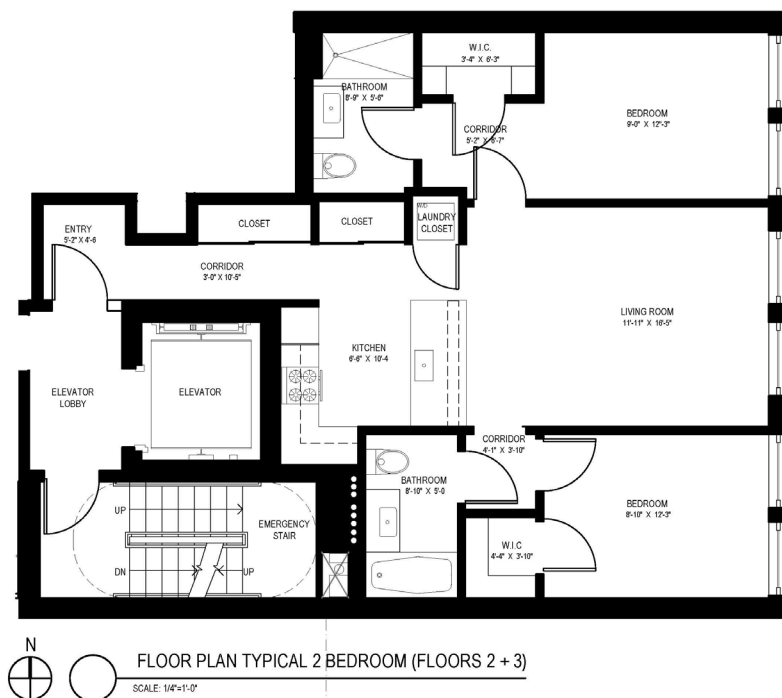


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One Bedrooms 2A and 3A

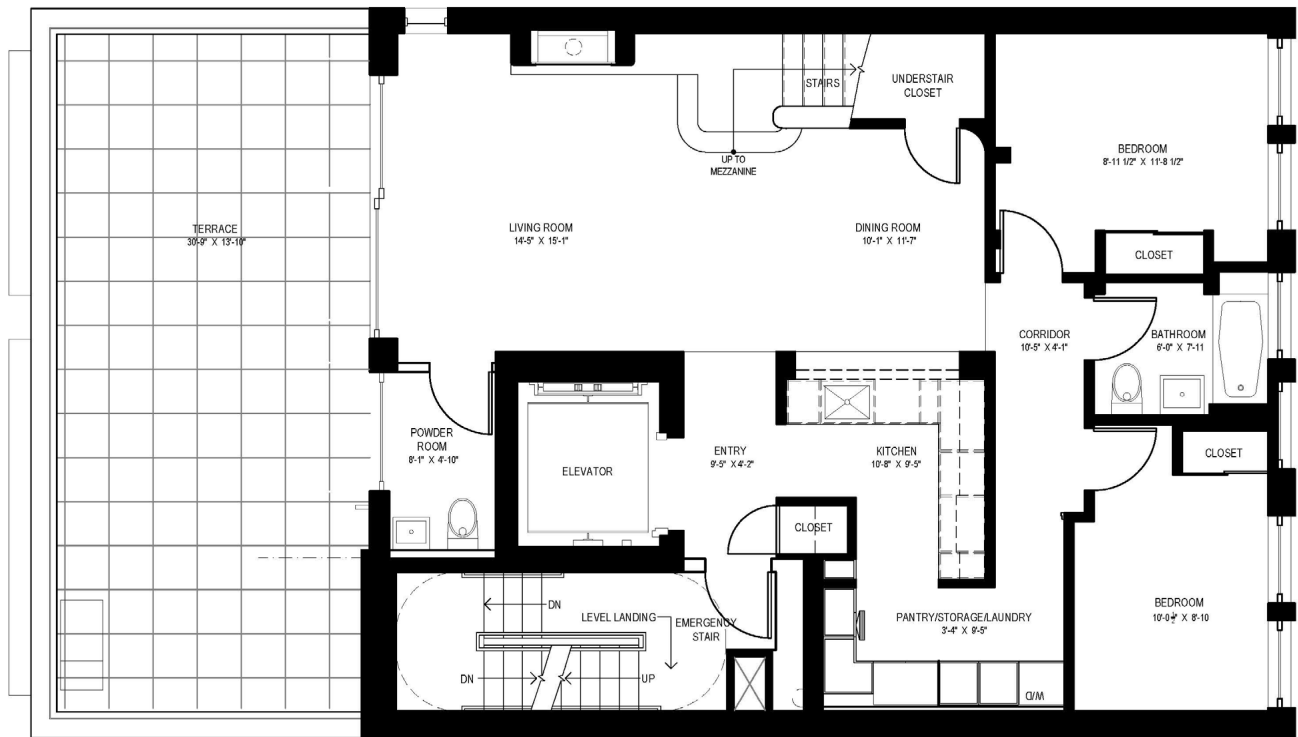


Two Bedrooms 2B and 3B

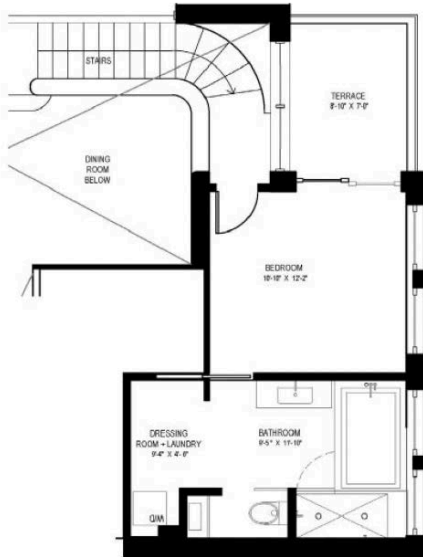


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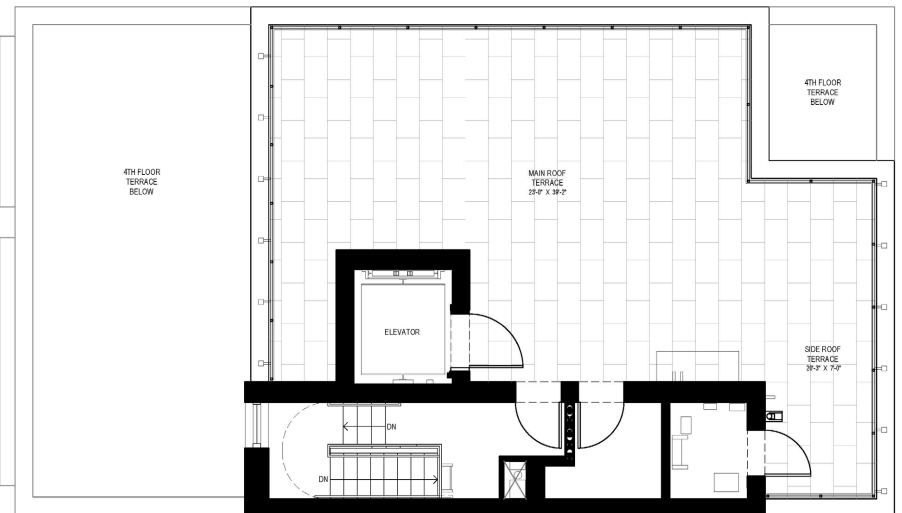
Penthouse - 3 levels



N
FOURTH FLOOR PENTHOUSE PLAN
SCALE: 1/4"=1'-0"



N
FOURTH FLOOR MEZZANINE PLAN
SCALE: 1/4"=1'-0"



N
ROOF PLAN
SCALE: 1/4"=1'-0"

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