

94 Guernsey Street, Greenpoint Brooklyn, NY 11222

Asking Price: \$12,000,000

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

Licensed Associate Real Estate Broker
 Mobile: 212.729.4703
 c.parker@waldrealestate.com



EXCLUSIVE BROKER:
Matthew C Nesi

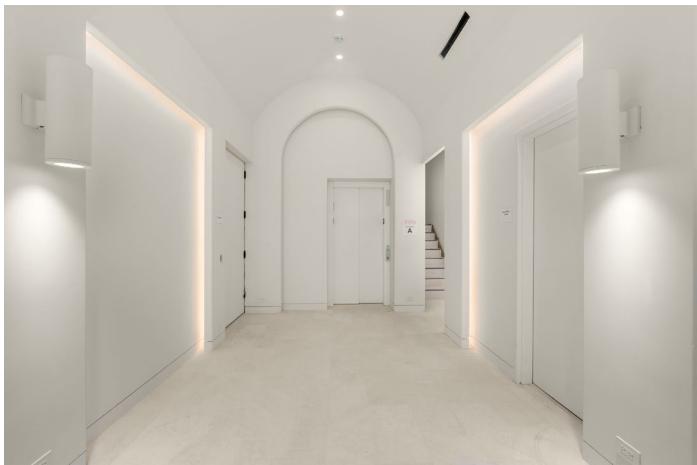
Licensed Associate Real Estate Salesperson
 Mobile: 917.375.2079
 m.nesi@waldrealestate.com

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

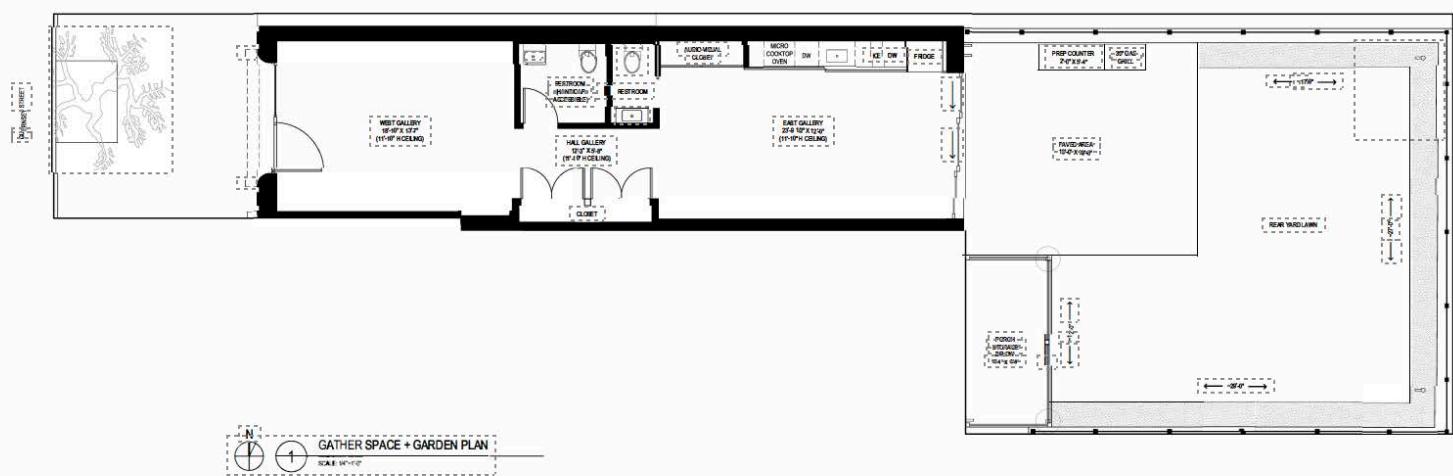
NET INCOME	\$601,031.44
SALES PRICE	\$ 12,000,000
CAP RATE	5.01%

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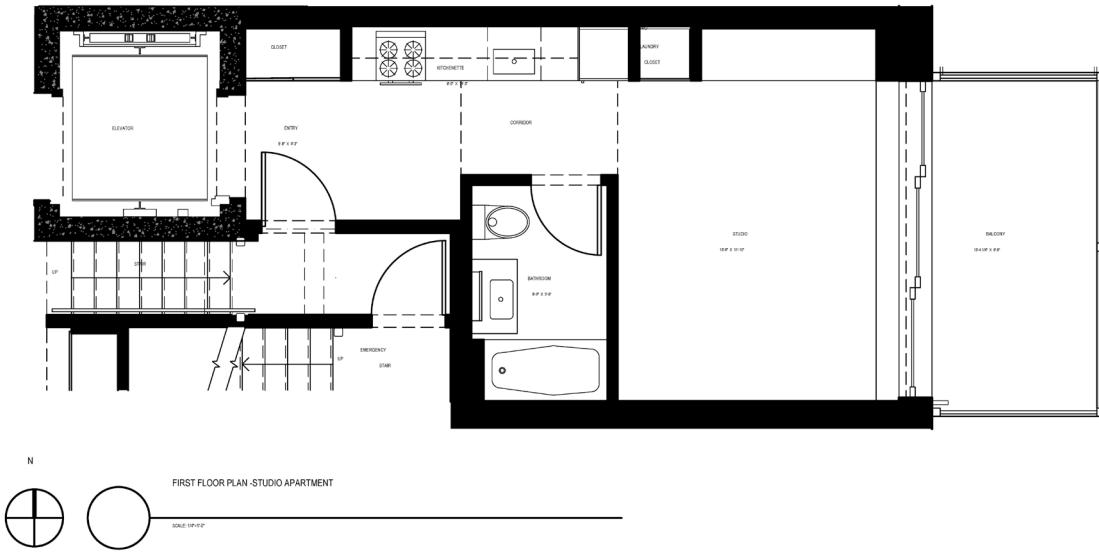


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Gallery

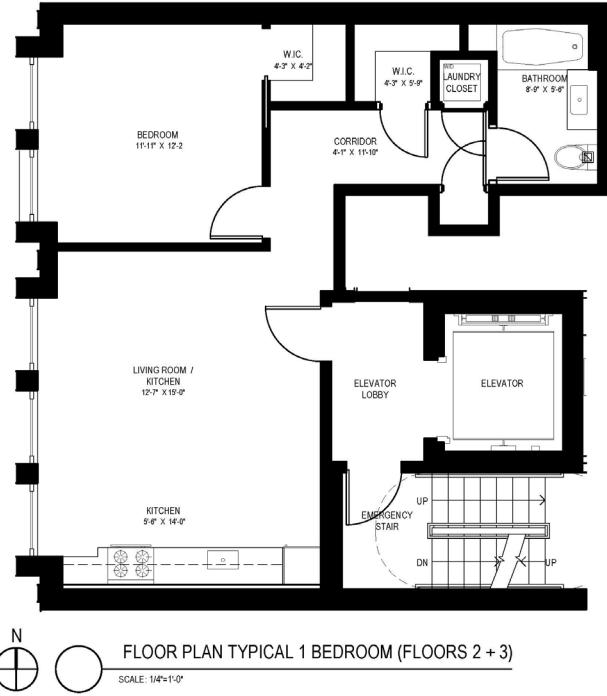


Studio

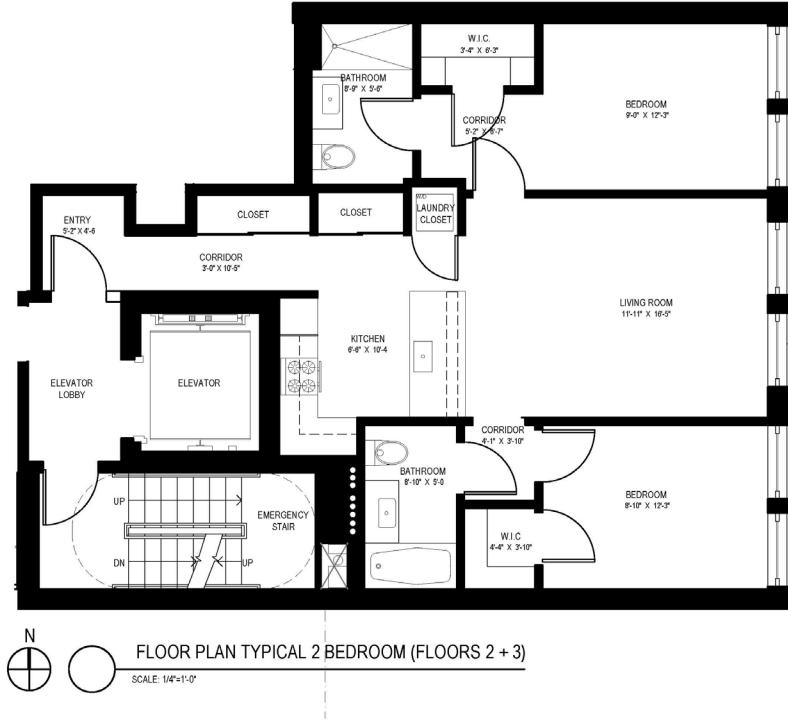


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One Bedrooms 2A and 3A

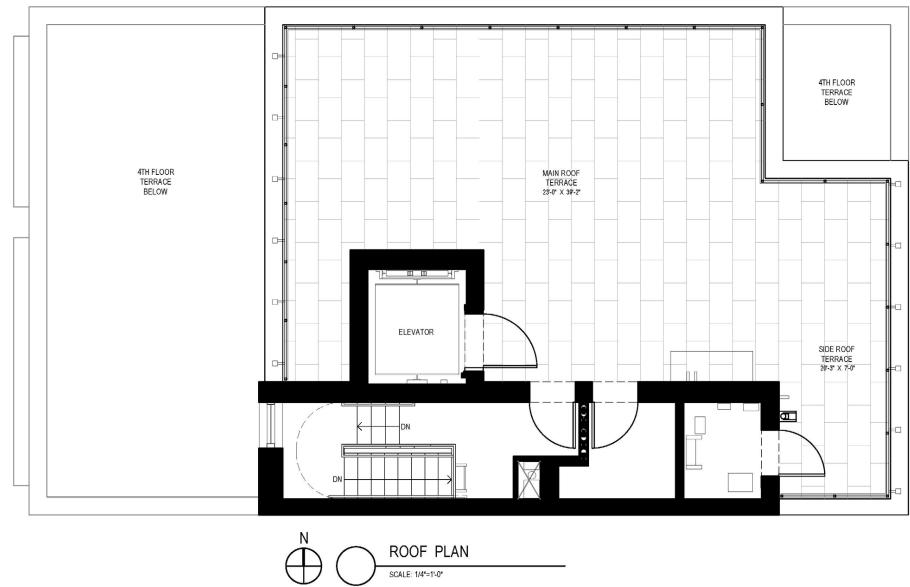
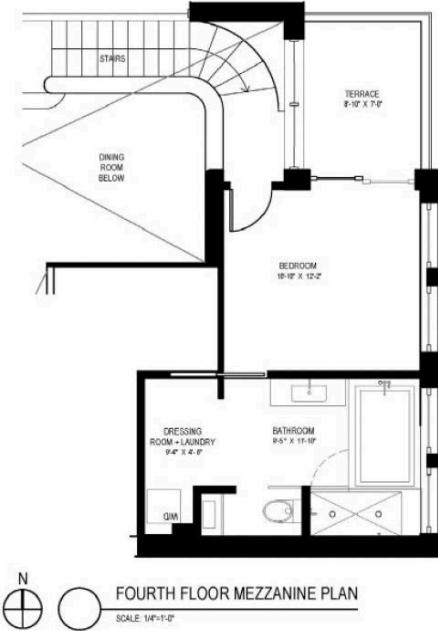
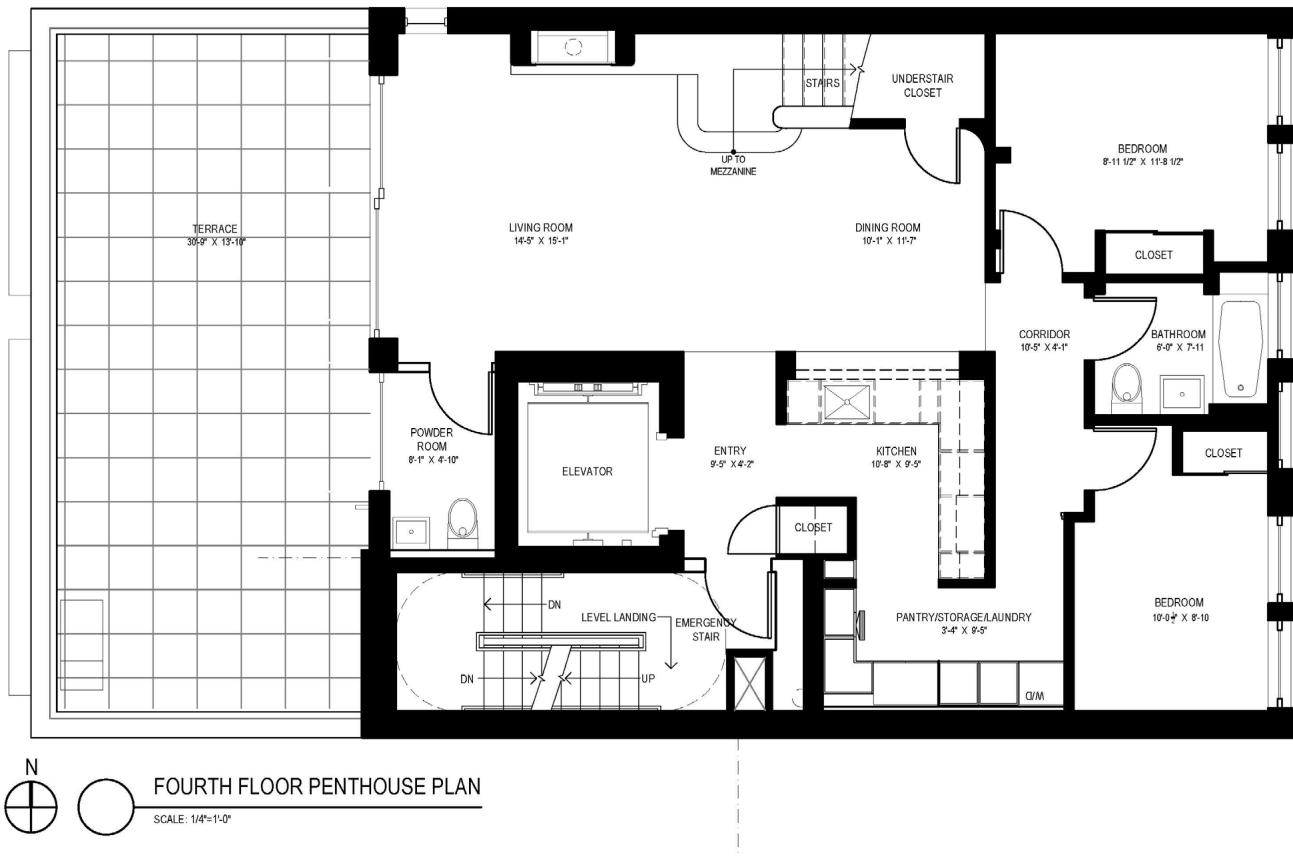


Two Bedrooms 2B and 3B



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Penthouse - 3 levels



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