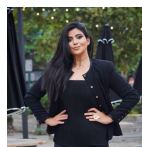


**ASKING PRICE: \$2,999,999**



**Nour Abdelhady**

Licensed Real Estate Salesperson

212.464.7910

[nabdelhady@christiesrealestategroup.com](mailto:nabdelhady@christiesrealestategroup.com)



**GROCERY**

- 1 Food Story Natural Market  
40 BOGART STREET, 0.3 MI

- 2 Green Valley  
268 KNICKERBOCKER AVENUE,  
0.4 MI

- 3 Calderon Brothers Fruit Market  
272 KNICKERBOCKER AVENUE,  
0.4 MI

- 4 Central Supermarket  
112 CENTRAL AVENUE, 0.5 MI

**GYM**

- 1 Loom Fitness Studio  
1087 FLUSHING AVENUE SHOP 115,  
0.1 MI

- 2 Mōra Yoga  
47 THAMES STREET BUZZ #203,  
0.2 MI

- 3 Y.R.FIT  
47 THAMES STREET #102, 0.2 MI

- 4 Baby Cobra Yoga  
47 THAMES STREET #206, 0.2 MI

**MEDICAL**

- 1 PCR For Travel - RESULTS WITHIN 30-90 MINUTES  
250 MOORE STREET, 0.3 MI

- 2 Wyckoff Medical Arts Building  
1610 DEKALB AVENUE, 0.5 MI

- 3 Rehabilitation Medical Office  
176 WILSON AVENUE, 0.5 MI

**SCHOOLS**

- 1 Sacred Rhythm Music & Cosmic  
56 BOGART STREET, 0.2 MI

- 2 Art of Responsible Tattoos  
95 MORGAN AVENUE, 0.2 MI

- 3 New York City Board of Edu  
271 MELROSE STREET, 0.3 MI

- 4 Bushwick United Headstart  
77 WILSON AVENUE, 0.3 MI

**TRANSIT**

- 1 Flushing Av/Knickerbocker Av UNITED STATES, 0.1 MI

- 2 Harrison Pl/Morgan Av UNITED STATES, 0.2 MI

- 3 Morgan Av/Thames St UNITED STATES, 0.2 MI

- 4 Johnson Av/Morgan Av UNITED STATES, 0.2 MI

- 5 Johnson Av/White St UNITED STATES, 0.4 MI

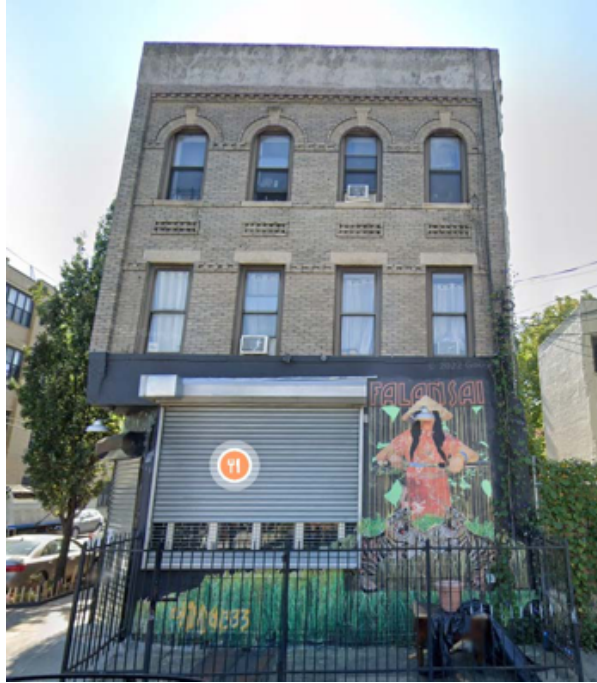
- 6 Flushing Av/Evergreen Av UNITED STATES, 0.4 MI

- 7 De Kalb Av/Irving Av UNITED STATES, 0.5 MI

- 8 De Kalb Av/Knickerbocker Av UNITED STATES, 0.5 MI

- 9 Metropolitan Av/Gardner Av UNITED STATES, 0.5 MI


- 10 Wyckoff Av/De Kalb Av UNITED STATES, 0.5 MI



### Property Information

|                     |            |
|---------------------|------------|
| Sec Block & Lot     | 03004-0029 |
| Lot Dimensions      | 25' x 100' |
| Lot Size            | 2,500 SF   |
| Building Dimensions | 25' x 70'  |
| Building Size       | 5,250 SF   |
| Year Built          | 1930       |
| Zoning              | M1-1       |
| Stories             | 3          |
| Taxes (20/21)       | \$7,004    |

## HIGHLIGHTS

- 4 Free Market Apartments
- Prime Williamsburg location
- Located 2 Blocks from Knickerbocker Ave & Flushing Ave
- Two Blocks away from the  Subway Station
- Corner property with over 125 feet of frontage

## 112 Harrison Place Income & Expense

| Unit   | Status   | Lease Start/Exp | Current Rent (Monthly) | Current Rent (Annual) |
|--------|----------|-----------------|------------------------|-----------------------|
| Retail | Occupied | 2017-2027       | \$4,400                | \$52,800              |

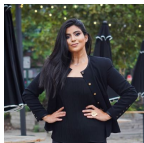
| Unit           | Status   | Size      | Current Rent (Monthly) | Current Rent (Annual) |
|----------------|----------|-----------|------------------------|-----------------------|
| 1              | Occupied | 3 Bedroom | \$2,800                | \$33,600              |
| 2              | Occupied | 3 Bedroom | \$2,800                | \$33,600              |
| 3              | Occupied | 3 Bedroom | \$3,100                | \$37,200              |
| 4              | Occupied | 3 Bedroom | \$2,800                | \$33,600              |
| <b>Totals:</b> |          |           | <b>\$15,900.00</b>     | <b>\$190,800.00</b>   |

### EXPENSES (Approx.)

|                         |          |
|-------------------------|----------|
| Taxes:                  | \$ 7,004 |
| Fuel:                   | \$ 4,900 |
| Electric (Common Area): | \$ 817   |
| Water/Sewer:            | \$ 3,267 |
| Insurance:              | \$ 4,000 |

**Total Expense** **\$ 19,988**

**Net Income:** **\$170,812.00**



**Nour Abdelhady**  
Licensed Real Estate Salesperson  
212.464.7910  
nabdelhady@christiesrealestategroup.com