

East Williamsburg **Free Market

ASKING PRICE: \$2,999,999



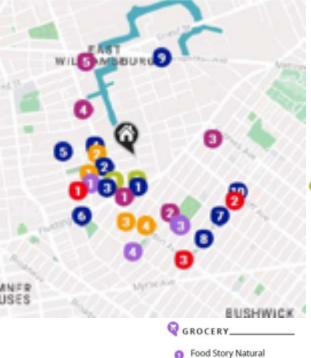


Nour Abdelhady Licensed Real Estate Salesperson 212.464.7910 nabdelhady@christiesrealestategroup.com



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Market

40 BOGART STREET, 0.3 MI

- Green Valley
 268 KNICKERBOCKER AVENUE,
- Calderon Brothers Fruit Market 272 KNICKERBOCKER AVENUE, 0.4 MI
- Central Supermarket
 112 CENTRAL AVENUE, 0.5 MI
- Q GYM.
- Loom Fitness Studio 1087 FLUSHING AVENUE SHOP 115, 0.1 MI
- Môra Yoga 47 THAMES STREET BUZZ #203, 0.2 MI
- Y.R.FIT 47 THAMES STREET #102, 0.2 MI
- Baby Cobra Yoga
 47 THAMES STREET #206, 0.2 MI

- MEDICAL_____
- PCR For Travel RESULTS WITHIN 30-90 MINUTES 250 MOORE STREET, 0.3 MI
- Wyckoff Medical Arts Building 1610 DENALB AVENUE, 0.5 MI
- Rehabilitation Medical Office 176 WILSON AVENUE, 0.5 MI
- Q schools_
- Sacred Rhythm Music & Cosmic 56 BOSART STREET, 0.2 MI
- Art of Responsible Tattoos
 95 MORGAN AVENUE, 0.2 MI
- New York City Board of Edu
 THE ROSE STREET, 0.3 MI
- Bushwick United Headstart

- TRANSIT_
 - Flushing Aw/Knickerbocker Aw UNITED STATES, 0.1 MI
 - Harrison Pl/Morgan Av UNITED STATES, 0.2 MI
 - Morgan Av/Thames St UNITED STATES, 0.2 MI
 - Johnson Av/Morgan Av UNITED STATES, 0.2 MI
 - Johnson Av/White St UNITED STATES, 0.4 MI
 Flushing Av/Evergreen Av
 - De Kalb Av/Irving Av
 - UNITED STATES, 0.5 MI

 De Kalb Av/Knickerbocker
 - Av UNITED STATES, 0.5 MI
- Metropolitan Av/Gardner Av UNITED STATES, 0.5 MI
- Wyckoff Av/De Kalb Av UNITED STATES, 0.5 MI

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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



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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
Totals:			\$15,900.00	\$190,800.00
		EVDE	NCEC (Approx.)	

EXPENSES	(Annroy)

Total Expense	\$ 19,988
Insurance:	\$ 4,000
Area): Water/Sewer:	\$ 3,267
Electric (Common	\$ 817
Fuel:	\$ 4,900
Taxes:	\$ 7,004
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Net Income:

\$170,812.00



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