

FOR
SALE

430 Union Ave | 426 Union Ave | 9 Devoe Street

Three contiguous buildings on one tax lot | Mixed-Use 9-Units | Free-Market | Corner Property
Ample FAR available to build | 2 Legal Curb Cuts | Prime Williamsburg, Brooklyn location



Excellent Investment/Development opportunity in Williamsburg Brooklyn!
Standing predominantly at the corner of Union Avenue and Devoe Street, this beautiful free market, 9-unit, mixed-use corner property comprises three contiguous buildings and ample FAR to build.

The buildings consist of a 5-family residential, 2-unit retail/office building and a 2-unit loft building complete with backyard, roof and 2 basements. Additional highlights include 325 sqft bonus workspace, two legal curb cuts and additional FAR to build offering further development potential.

With a pro-forma NOI of \$550K+ in as is condition with minimal renovation, this property offers great income with minimal maintenance.

All units are free-market and in excellent condition. Tenants are paying under market rents and most are month-to-month leases.

Please contact me for full information.

All buildable information must be independently verified

Offering Summary

- Lot: 50 x 100
- Lot SQ FT 5,400
- Building SQFT 10,800
- Buildable SQFT 18,630
- Zoning R7A | C2-4

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430 Union Ave, 426 Union Ave (aka 1-5 Devoe), 9 Devoe Street

Three Contiguous Free Market Buildings in Prime Williamsburg

Unit	Status	SF (estimated)	Type	Current Rent	ProForma Rent	Lease Exp
430 Union -1	FM	1000	2 bed -2 bath	\$2,600	\$5,000	Month to month
430 Union - 2F	FM	550	Junior 1-bed	\$2,675	\$3,150	Month to month
430 Union - 2R	FM	550	Junior 1-bed	\$2,750	\$3,150	Month to month
430 Union - 3F	FM	550	1 Bed-1 Bath	\$3,250	\$3,500	October 31, 2026
430 Union - 3R	FM	550	1 Bed-1 Bath	\$2,500	\$3,500	Month to month
426 Union Ave -1	FM	1600	Retail/Office	\$6,100	\$10,000	June 30, 2026
426 Union Ave -2	FM	1800	Retail/Office	\$5,500	\$9,750	June 30, 2026
426 Union Ave -3	FM	325	Retail/Office	\$1,800	\$1,800	February 28, 2026
9 Devoe Street -1	FM	1200	Loft	\$4,750	\$6,500	Month to month
9 Devoe Street - 2	FM	1200	Loft	\$5,200	\$6,500	Month to month
Total Monthly Income				\$37,125	\$52,850	
Total Annual Income				\$445,500	\$634,200	

Expenses (Estimated)		Financial Summary	Existing	Proforma
Real Estate Taxes	\$56,942	Residential Income:	\$165,300	\$219,600
Water & Sewer	\$6,705	Commercial Income	\$280,200	\$414,600
Insurance	\$10,000	Total Gross Income	\$445,500	\$634,200
Gas	\$4,275	Less Expenses:	\$84,302	\$84,302
Electric	\$3,180	NOI	\$361,198	\$549,898
Repairs, mainteace	\$3,200			
Gross Expenses:	\$84,302	Lot Dimensions:	50 x 108	FAR 4
		Lot Sq Ft	5,400	FAR as built 2
		Building Sq Ft	10,800	Block & Lot 2761-01
		Stories	5/2	Residential Units 5
		Zoning:	RA, C2-4	Commercial Units 4

*Please confirm all buildable information. Square footages are approximate.



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