

BASELINE

REAL ESTATE ADVISORS

EXCLUSIVE LISTING: 248 Driggs Avenue

Greenpoint Mixed Use Building with Luxurious Renovations



BASELINE

REAL ESTATE ADVISORS

MICHAEL SHERMAN | Founder

Baseline Real Estate Advisors | www.BaselineRealEstate.com

(631) 235-9741 | MICHAEL@BASELINEREALESTATE.COM

BASELINE

REAL ESTATE ADVISORS

Property Information

Location

248 Driggs Avenue

Building Size

4,650 SF

Lot Size

2,919 SF (25.83ft x 113ft)

Units

6 Units (5 Apts & 1 Retail)

Notes

3-Story Walkup located in Greenpoint

Luxurious Renovations Completed in 2023

Turn Key Asset

All Free Market | 3 2 BR, 1 3BR, & 1 1BR

1,000 SF Occupied Retail Unit

Steps from McCarren Park & Manhattan Ave

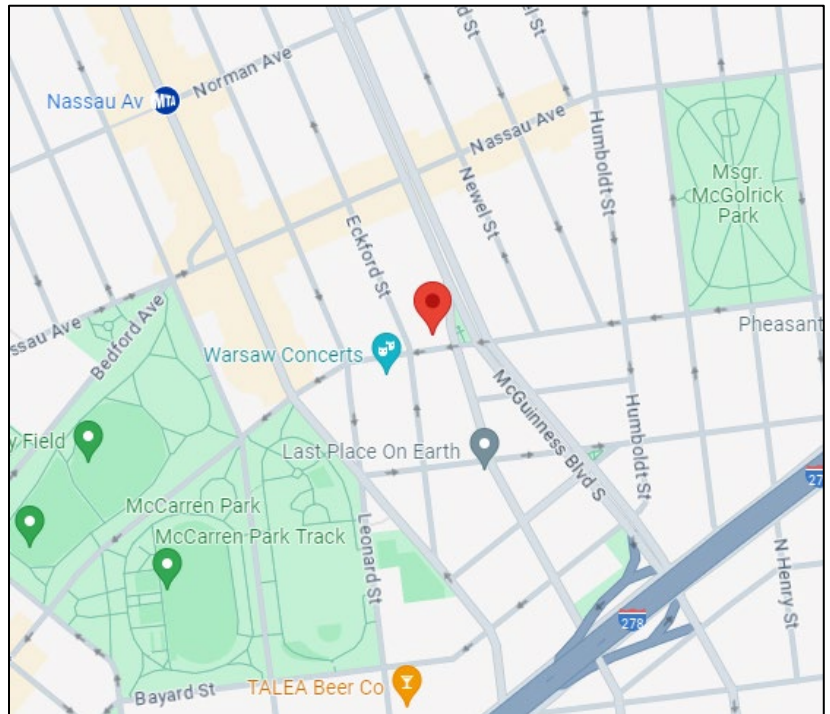
Steps away from retailers and the G Trains

Financials

Residential	5	\$357,600
Commercial	1	\$77,250
Total Income		\$434,850

Real Estate Taxes	2A	\$9,499
Water & Sewer		\$4,500
Common Electric		\$1,395
Insurance		\$6,045
Maintenance		\$4,500
Super		\$3,600
Management		\$13,045
Total Expenses		\$42,584

Net Operating Income		\$392,266
-----------------------------	--	------------------



Asking Price: \$5,600,000

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as to the condition of the property or any hazards contained therein nor are any implied.

(631) 235-9741 | MICHAEL@BASELINEREALESTATE.COM

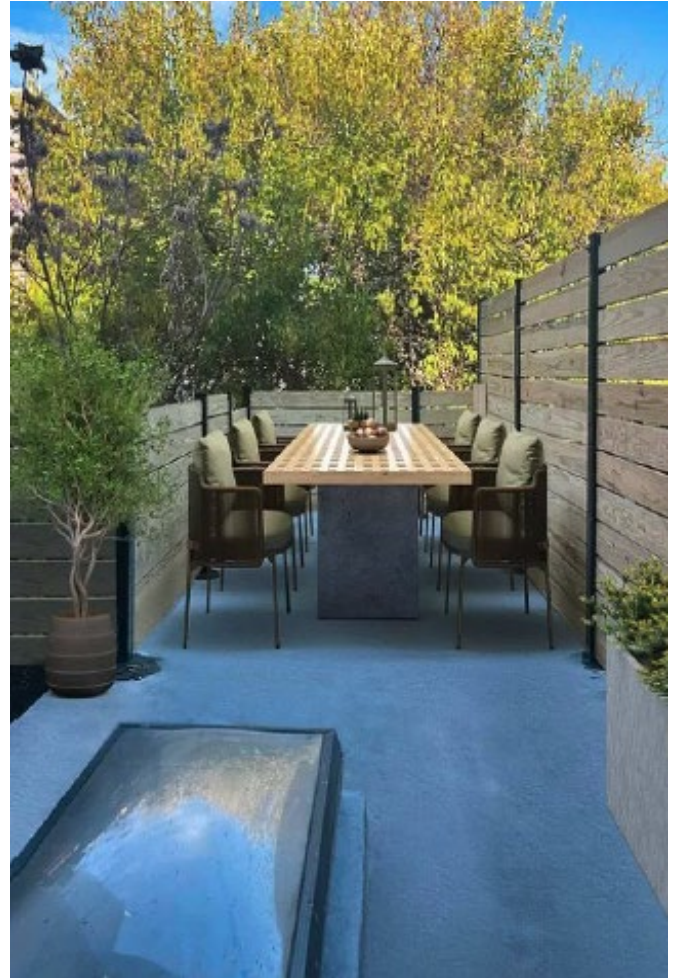
RENT ROLL

Unit	Bed/Bath/SF	Status/Tenant	Notes	LXP	Current Rent
1R	3/2	FM	Large Outdoor Space	7/31/2026	\$8,250.00
2L	1/1	FM	Large Outdoor Space	5/31/2026	\$4,600.00
2R	2/2	FM	Large Outdoor Space	7/31/2026	\$5,750.00
3L	2/2	FM	Large Outdoor Space	7/31/2026	\$5,500.00
3R	2/2	FM	Large Outdoor Space	7/31/2026	\$5,700.00
Retail	1,000 SF	Barber		1/31/2028	\$6,437.50
Monthly Total					\$36,237.50
Annual Total					\$434,850.00

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied

(631) 235-9741 | MICHAEL@BASELINEREALESTATE.COM

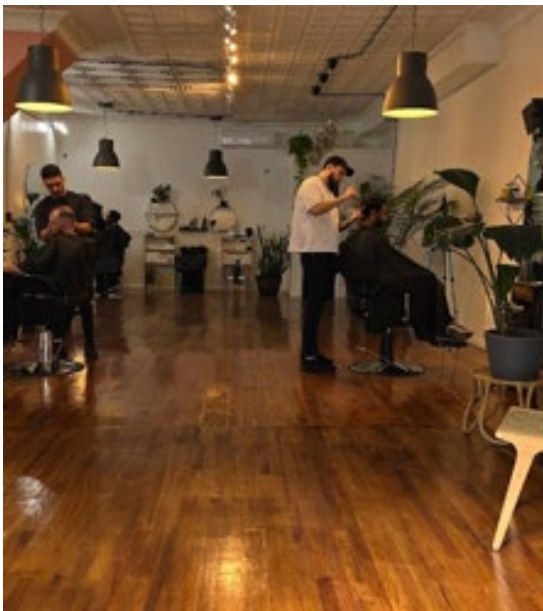
IMAGES



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as to the condition of the property or any hazards contained therein nor are any implied

(631) 235-9741 | MICHAEL@BASELINEREALESTATE.COM

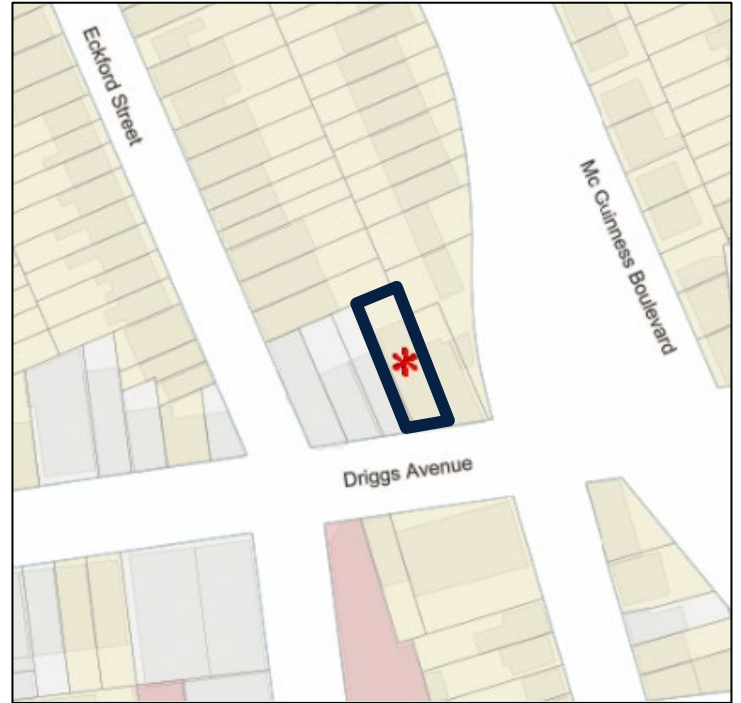
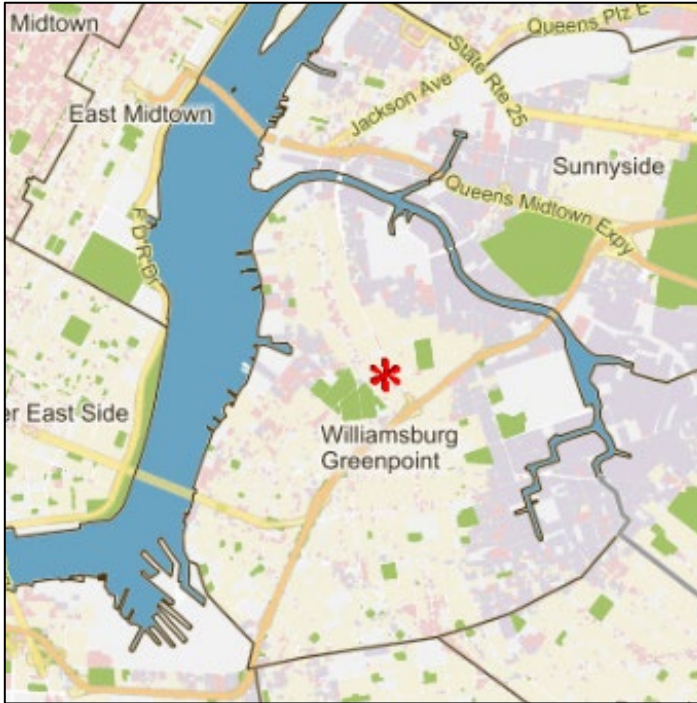
RETAIL IMAGES



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as to the condition of the property or any hazards contained therein nor are any implied.

(631) 235-9741 | MICHAEL@BASELINEREALESTATE.COM

AREA MAPS



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied