



FOR SALE

\$2,599,000

110 MCKIBBIN ST

BROOKLYN, NY 11206

Sully Klein
PRINCIPAL

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REALSTREET
REAL ESTATE GROUP

PROPERTY INFORMATION

Address	110 McKibbin St, Brooklyn, NY 11206
Location	WILLIAMSBURG
Block / Lot(s)	3088 & 0108
Lot Dimesions	19.1 Ft x 100 Ft
Lot SF	1,983 Sq Ft

BUILDING INFORMATION

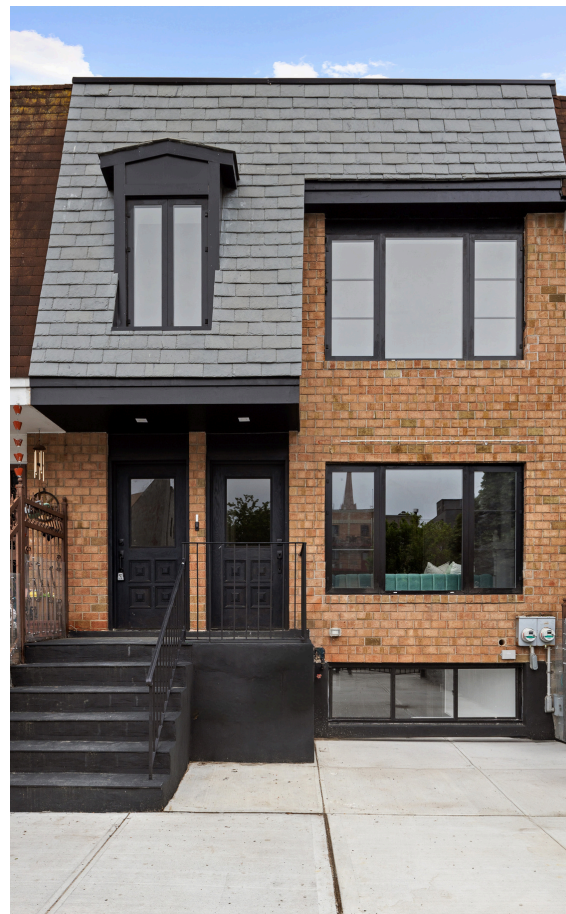
Number of Buildings	1
Number of Floors	2
Liveable Sq Ft	2,000 Sq. Ft
Building Dimensions	20 x 50 Sq. Ft
Total Unit Count	2
Residential Units	2
Bedroom Count	6

ZONING INFORMATION

Zoning	R6
FAR	-
Buildable SF	-

NYC FINANCIAL INFORMATION

Assessment (24/25)	\$42,923
Taxes (24/25)	\$8,621.08
Tax Class	1



PROPERTY SUMMARY

Welcome to 110 McKibbin Street, a beautifully renovated brick two-family home with a private driveway, perfectly situated in the heart of Williamsburg. This thoughtfully designed property features an owner's duplex with 3 bedrooms, 3.5 bathrooms, and a show-stopping kitchen outfitted with high-end finishes and premium Café appliances. The sunlit living room, serene primary suite with backyard access, and a spacious lower level with additional bedrooms and living space offer exceptional comfort and flexibility. Upstairs, a separate 3-bedroom, 2-bath apartment with its own entrance provides excellent rental income potential or multigenerational living options. Located near the Morgan Avenue L train, McCarren Park, and Williamsburg's best restaurants and shops, this home combines luxury, investment opportunity, and unbeatable location.



FINANCIAL SUMMARY

CURRENT EXPENSES

UNIT #	UNIT LAYOUT	RENT	ANNUAL
1	3 BED/ 3.5 BATH	\$9,500.00	\$114,000.00
2	3 BED/ 2 BATH	\$6,500.00	\$78,000.00
PARKING		\$500	\$6,000.00

MONTHLY \$16,500.00

ANNUALLY \$198,000.00

EXPENSES	RS ESTIMATES	
	Monthly	Annually
Property Taxes	\$719.00	\$8,628.00
Insurance	\$250.00	\$3,000.00
Water	\$166.67	\$2,000.00
Management (3%)	\$465.00	\$5,580.00
Total Expenses		\$19,208.00
Purchase Price		\$2,599,000.00
Net Operating Income		\$178,792.00
CAP Rate		6.9%



2ND FLOOR



1ST FLOOR



BASEMENT

CONTACT INFORMATION
REAL STREET

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