



161 Roebling Street

Executive Summary

Avison Young, as the exclusive agent, is pleased to offer for sale 161 Roebling Street (the "Property"), a boutique luxury multifamily elevator building featuring 25 feet of frontage on the west side of Roebling Street between Hope Street and Grand Street in the heart of Williamsburg.







No detail was spared when the Property was built in 2009 comprising seven (7) high-end residential units across 6,245± square feet. Each unit features floor-to-ceiling windows, open-concept kitchens, white Carrera-marbled bathrooms, central HVAC, stainless steel appliances, and a video intercom system. Additionally, unit 1E boasts a massive backyard featuring turf and wood-paneling and the PH benefits from a large private roof deck with sweeping city views.

The Property is centrally located in Williamsburg, providing immediate access to the world class dining, shopping, and nightlife synonymous with Williamsburg. 161 Roebling is steps away from Michelin-Star restaurants such as The Four Horsemen and Francie and local favorites like L'Industrie Pizza and local cafes on most corners. If more inclined to eat in, the property is two blocks west of Whole Foods. Furthermore, the property is surrounded by an exciting mix of both globally known ultra-luxury brands and Brooklyn boutiques.

161 Roebling Street offers potential investors the opportunity to acquire a boutique luxury multifamily elevator building in the heart of Brooklyn's most exciting and desirable neighborhood.

Asking Price
\$7,950,000

Highlights

-  100% Fair Market
-  Meticulously designed new-construction units
-  Prime Williamsburg Location
-  Tax class protected (2A)
-  No Retail Exposure
-  Proximity to the Bedford Avenue (L), Metropolitan Avenue (G), and Marcy Avenue (M J Z) subway stations

Property Details

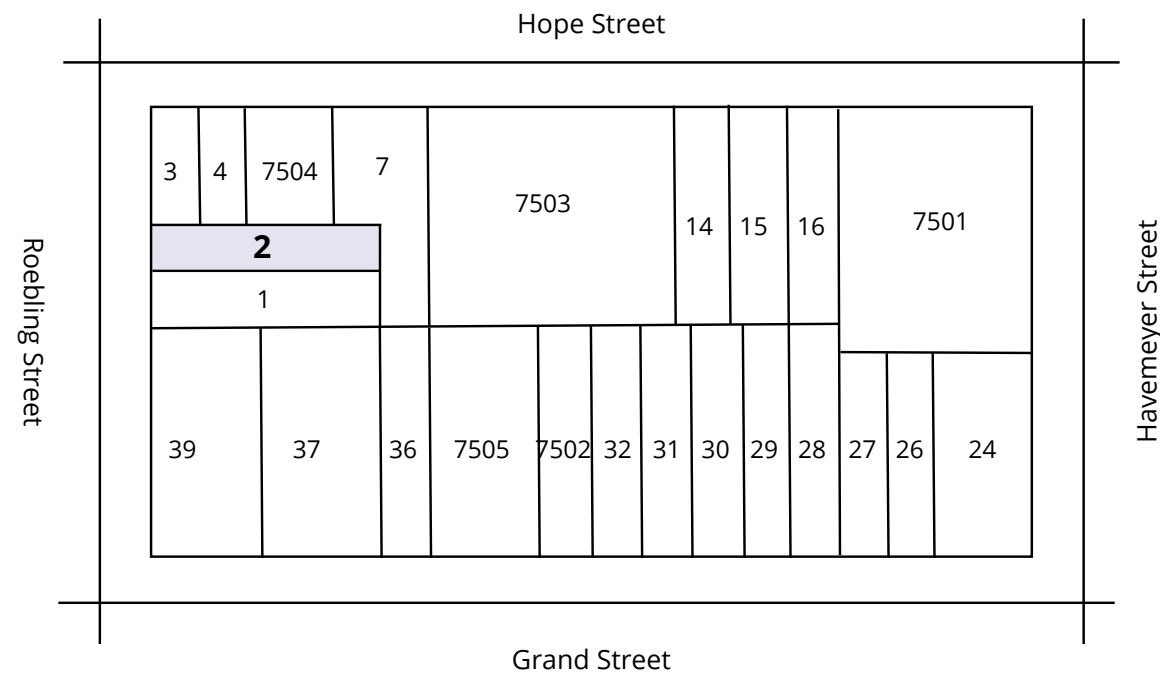
Address	161 Roebling Street
Block & Lot	2383 / 2
Stories	4
Building Dimensions	25' x 78'
Total SF	6,245
Total Units	7
Residential Units	7
Zoning	R6B
Historic District	No
Lot Dimensions	25' x 100'
Lot Size	2,500
Available Air Rights	0 SF
Tax Class	2B
RE Tax Assessment (24/25)	\$526,876
Actual RE Taxes (24/25)	\$65,870

Rent Roll

Unit	Type	Layout	LXD	Monthly Rent	Annual Rent	Pro Forma	
						Monthly Rent	Annual Rent
1E	FM	2 BR / 1.5 BA Duplex + Yard	6/1/26	\$7,500	\$90,000	\$8,500	\$102,000
1W	FM	1BR / 1BA + Rec Room	9/30/25	\$4,100	\$49,200	\$4,500	\$54,000
2E	FM	3BR / 1BA	7/31/25	\$6,200	\$74,400	\$6,750	\$81,000
2W	FM	3BR / 1BA	8/31/25	\$6,500	\$78,000	\$6,750	\$81,000
3E	FM	3BR / 1BA	07/31/2025	\$6,300	\$75,600	\$6,750	\$81,000
3W	FM	3BR / 1BA	08/31/2025	\$6,125	\$73,500	\$6,750	\$81,000
PH	FM	3BR / 1BA + Private Rooftop	4/30/25	\$6,500	\$78,000	\$7,500	\$90,000
Property Total				\$43,225	\$518,700	\$47,500	\$570,000

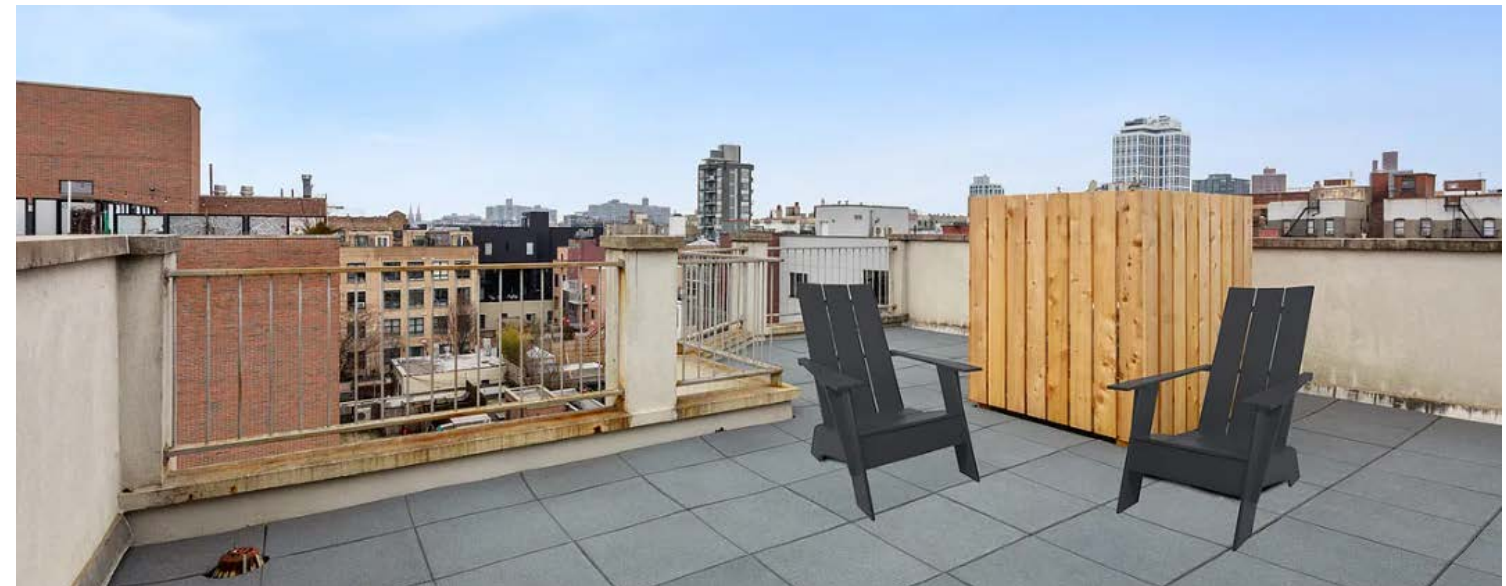
Projected

Block/Lot



Income & Expenses

	In Place	Pro Forma
Income	Annual Income	Annual Income
Residential Income	\$518,700	\$570,000
Other Income	\$3,000	\$3,000
Less Vacancy (2.50%)	(\$13,043)	(\$14,325)
Effective Gross Income	\$508,658	\$558,675
Expenses	Total	Total
RE Taxes (Actual 24/25)	\$65,870	\$65,870
Insurance (Projected @ \$1.50/SF)	\$9,368	\$9,368
Water & Sewer (Projected @ \$750/Unit)	\$5,250	\$5,250
Repairs & Maintenance (Projected @ \$500/Unit)	\$3,500	\$3,500
Management Fee (Projected @ 3% of EGI)	\$15,260	\$16,760
Common Electric (Projected @ \$0.25/SF)	\$1,561	\$1,561
Super (Projected - Fixed)	\$3,500	\$3,500
Total	\$104,309	\$105,809
<i>Fully Electric Building</i>		
Effective Gross Income	\$508,658	\$558,675
Less Expenses	(\$104,309)	(\$105,809)
Net Operating Income	\$404,349	\$452,866



Location Overview

Williamsburg

Since the early 1990s, Williamsburg has undergone significant transformation, particularly after the large-scale rezoning in 2005 that encouraged new development along the waterfront. These new developments contrast with the walk-up apartments and row homes found throughout Williamsburg.

In recent years, Williamsburg has emerged as a cutting-edge neighborhood with a vibrant art scene, unique restaurants, numerous nightlife spots, parks, and hotels. Along Bedford Avenue, one can find local food establishments and trendy boutiques, such as the Mini Mall, which features local sellers with handmade jewelry, vintage boutiques, and antiques. Every Saturday from April to October, Smorgasburg hosts 100 vendors at East River State Park, attracting over 20,000 visitors daily. From rooftop bars with stunning views of the Manhattan skyline to live performances at Brooklyn Steel and Brooklyn Bowl—which doubles as a bowling alley and music venue—Williamsburg offers a rich array of music and entertainment options.

Along the East River, one can find the newly developed six-acre Domino Park at the former Domino Sugar Factory site, designed by James Connor Field Operations (famed landscape architect of The Highline). McCarren

Park, located in Williamsburg and Greenpoint, offers visitors baseball fields, soccer fields, and a running track. McCarren Pool serves as a public swimming pool and a space for concerts and film screenings. The combination of outdoor amenities and endless activities is only the beginning of why Williamsburg is one of the most popular and desirable locations in Brooklyn.

Transportation

Along the Williamsburg Bridge and Broadway, the **F** and **J** trains stop at Hewes Street, Broadway, and Marcy Avenue, which also services the **Z** train. The **L** train stops at Bedford Avenue and Lorimer Street. For north/south transportation within Williamsburg and Brooklyn, the **G** train stops at Broadway, Metropolitan Avenue, and Nassau Avenue.

For those who would prefer to travel by boat, the East River Ferry stops in South Williamsburg, North Williamsburg, Greenpoint, Hunters Point South in Long Island City, East 34th Street in Manhattan, Dumbo, and Wall Street/Pier 11, providing access to these locations in within 8 to 20 minutes.



Greenpoint

Affectionally referred to as “Little Poland” due to its large Polish immigrant and Polish-American community, Greenpoint is full of historic charm and has an abundance of excellent restaurants, bars, living accommodations with waterfront views, and nightlife activities. Greenpoint is bordered to the north by Long Island City, to the east by the Brooklyn-Queens Expressway (“BQE”) and East Williamsburg, to the south by Williamsburg, and the west by the East River. With its prime neighborhood location, this area continues to be an attractive locale for families and businesses alike. Furthermore, the neighborhood is highly walkable and has a Walkscore of 95, further adding to the appeal.

Manhattan Avenue is brimming with nightlife and award-winning restaurants such as Milk and Roses, Lobster Joint, Karczma, and Peter Pan Donut and Pastry Shop, to name a few. Retailers in the area include a combination of boutique shops and major retailers like Starbucks, Dunkin’, Taco Bell, Staples, and Crunch Fitness. Other local attractions, such as WORD and McCarren Park, are neighborhood favorites adored by tourists throughout the year.

About 232 local restaurants, bars, and coffee shops are in the Greenpoint neighborhood of Brooklyn, New York. On average, Greenpoint residents can walk to approximately 21 establishments within a five-minute radius of their apartments or homes.

Transportation

Greenpoint is served by the Greenpoint Avenue and Nassau Avenue stations (**G**) on the IND Crosstown Line of the New York City Subway. Various buses, including the B24, B32, B43, B48, and B62 New York City Bus routes, also serve the neighborhood.

In May 2017, the New York Waterway began service to Greenpoint. Running between Pier 11 / Wall Street in Manhattan’s Financial District and the East 34th Street Ferry Landing in Murray Hill, Manhattan, the water taxi stop became part of the NYC Ferry’s East River route. Greenpoint is served by the East River Ferry’s India Street stop.



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