

176 Meserole Street

Williamsburg Brooklyn

EXECUTIVE SUMMARY

Matrix Property Group is pleased to exclusively offer for sale **176 Meserole Street, an 8-unit, 4-story walk-up apartment building located between Humboldt Avenue and Graham Avenue in Williamsburg, Brooklyn** — one of Brooklyn's most desirable areas.

Offered for the first time in nearly 40 years, this meticulously maintained, turnkey, cash-flowing asset generates **strong in-place income and presents value-add potential** in the below-market units and a renovation strategy. The property benefits from a favorable **2B tax class**, capping annual tax increases and ensuring long-term financial stability.

The building spans **4,500 square feet** and consists of **8 one-bedroom units, including 6 free-market units and 2 rent-stabilized units, both delivered vacant**. Amenities include a common roof deck, free wi-fi, and laundry facilities in the basement at no extra charge. Recent renovations throughout the apartments feature updated kitchens and bathrooms, stainless steel appliances, upgraded fixtures, hardwood floors, video intercom system with fob access, and a newly renovated building entryway.

The property sits on a 25' x 100' lot with 25' x 45' building dimensions and is zoned R6, offering 1,575 square feet of unused air rights. There is substantial potential to extend the building's rear and reconfigure the existing units through a renovation strategy, increasing rentable square footage, with the possibility of de-regulation, subject to independent review.

176 Meserole Street is ideally located just a **short walk from the L train station**, providing easy access to Manhattan and other parts of Brooklyn. The property is also near popular destinations like Cooper Park, McCarren Park, and a vibrant selection of restaurants, bars, and nightlife, making it highly attractive to renters seeking both convenience and culture, and a prime investment opportunity.

SUBMIT OFFERS



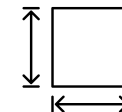
INVESTMENT HIGHLIGHTS



75% Fair Market
RS Delivered Vacant



Cash Flowing Asset
With Rental Upside



Built 25' x 45'
25' X 100' Lot



Expansion Potential
1,575 SF of Unused Air
Rights



8-Unit
Multi-Family Building



Renovated Apartments
and Common Areas



Proximity
To Multiple Parks



Short Walk from
L Subway Line

176 MESEROLE STREET, BROOKLYN, NY 11206



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PROPERTY INFORMATION

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Property Information

Address:	176 Meserole Street, Brooklyn, NY 11206
Block & Lot:	3053-14
Lot Dimensions:	25' X 100'

Building Information

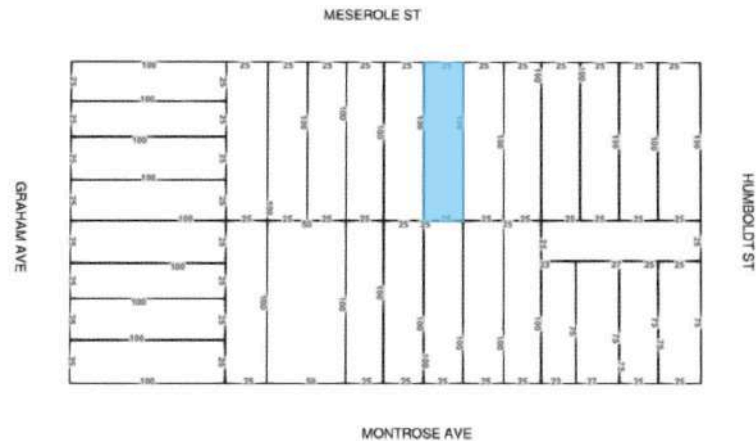
Building Dimensions:	25' X 45'
Stories:	4
Above Grade Gross SF:	4,500
Below Grade SF:	Full
Residential Units:	8
Structure:	Red Brick
Roof:	Rubber Roof, Fenced-In, 4 New Skylights for Apts.
Windows:	Double Pane
Electric:	360 Amp
Water Heaters:	(2) 50 Gallon AO Smith
Boiler:	AO Smith Gas Boiler
Basement:	Finished Basement, Steel Reinforced Beam Supports
Amenities	Key FOB Access, Video Intercom, Common Electric Washer & Dryer, Common Area Wooded Roof Deck, Free Building-Wide Wi-Fi

Zoning Information

Zoning:	R6
F.A.R.:	2.43
Total Buildable SF:	6,075
Less Existing Structure:	4,500
Unused Air Rights:	1,575

NYC Financial Information

Total Assessment:	\$81,128
Annual Property Tax:	\$10,143
Tax Class:	2B
Tax Rate:	12.5020%

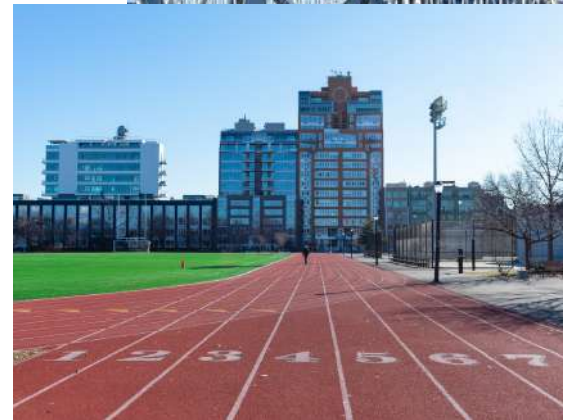
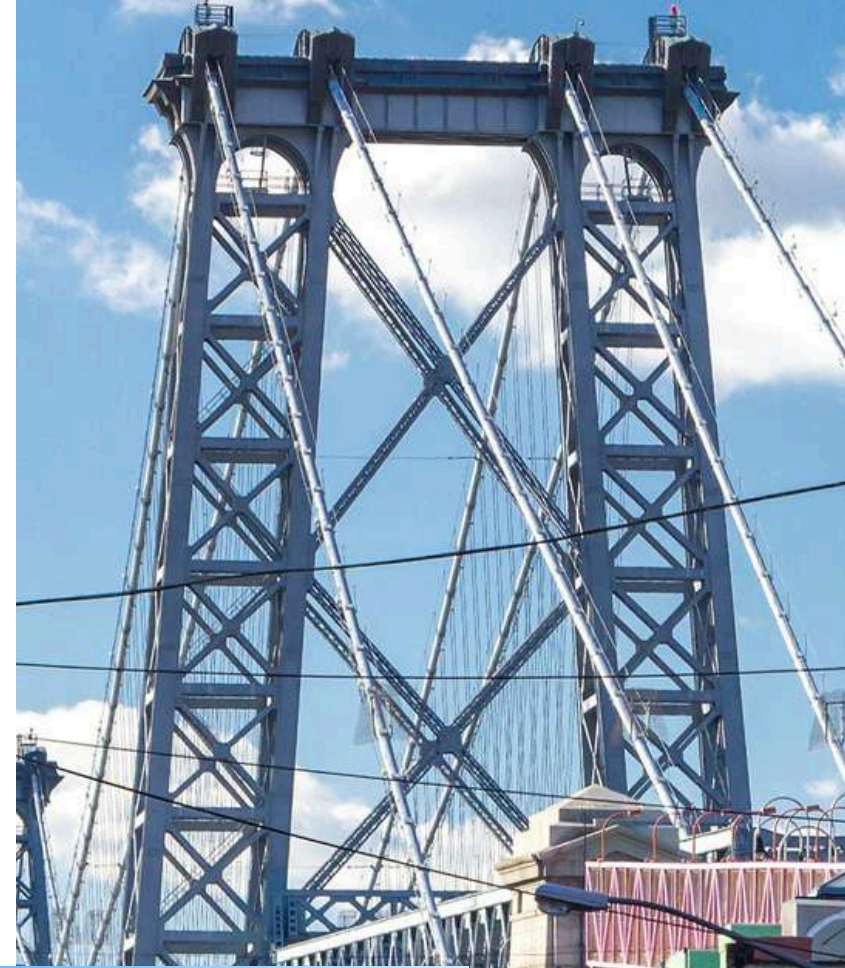


LOCATION OVERVIEW

WILLIAMSBURG, BROOKLYN

176 Meserole Street is situated on the border of Williamsburg and East Williamsburg in Brooklyn, surrounded by Greenpoint, Bushwick, and central Williamsburg. Williamsburg has experienced significant transformation since the 2005 rezoning, blending modern high-rises with traditional walk-ups, while still retaining its artistic roots. The neighborhood is now known for its vibrant art scene, eclectic restaurants, and lively nightlife. Bedford Avenue features popular eateries and boutiques, and every Saturday, Smorgasburg draws thousands to East River State Park. Entertainment options include rooftop bars with views of Manhattan and renowned live music venues like Brooklyn Steel and Brooklyn Mirage.

East Williamsburg, with its industrial heritage, offers a more laid-back environment, attracting artists, freelancers, and professionals. The area is dotted with independent shops, microbreweries, and parks like McCarren Park and Cooper Park, both offering a range of recreational facilities. Just 1.3 miles from the property, the Kingsland Commons redevelopment will add over 500 units of affordable housing and new community spaces, further enhancing the neighborhood. The combination of Williamsburg's evolving cultural landscape and East Williamsburg's authenticity makes 176 Meserole Street a highly desirable location for those seeking community and culture.



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LOCATION OVERVIEW

POINTS OF INTEREST

- 1 Win Son
- 2 Brooklyn Harvest Market
- 3 C-Town Supermarket
- 4 Barcade
- 5 Williamsburg Pizza
- 6 Haven Boxing
- 7 CHASE Bank
- 8 McDonald's
- 9 Testo
- 10 Beyond Natural Market U
- 11 nion Pool
- 12 Qwik Pack & Ship



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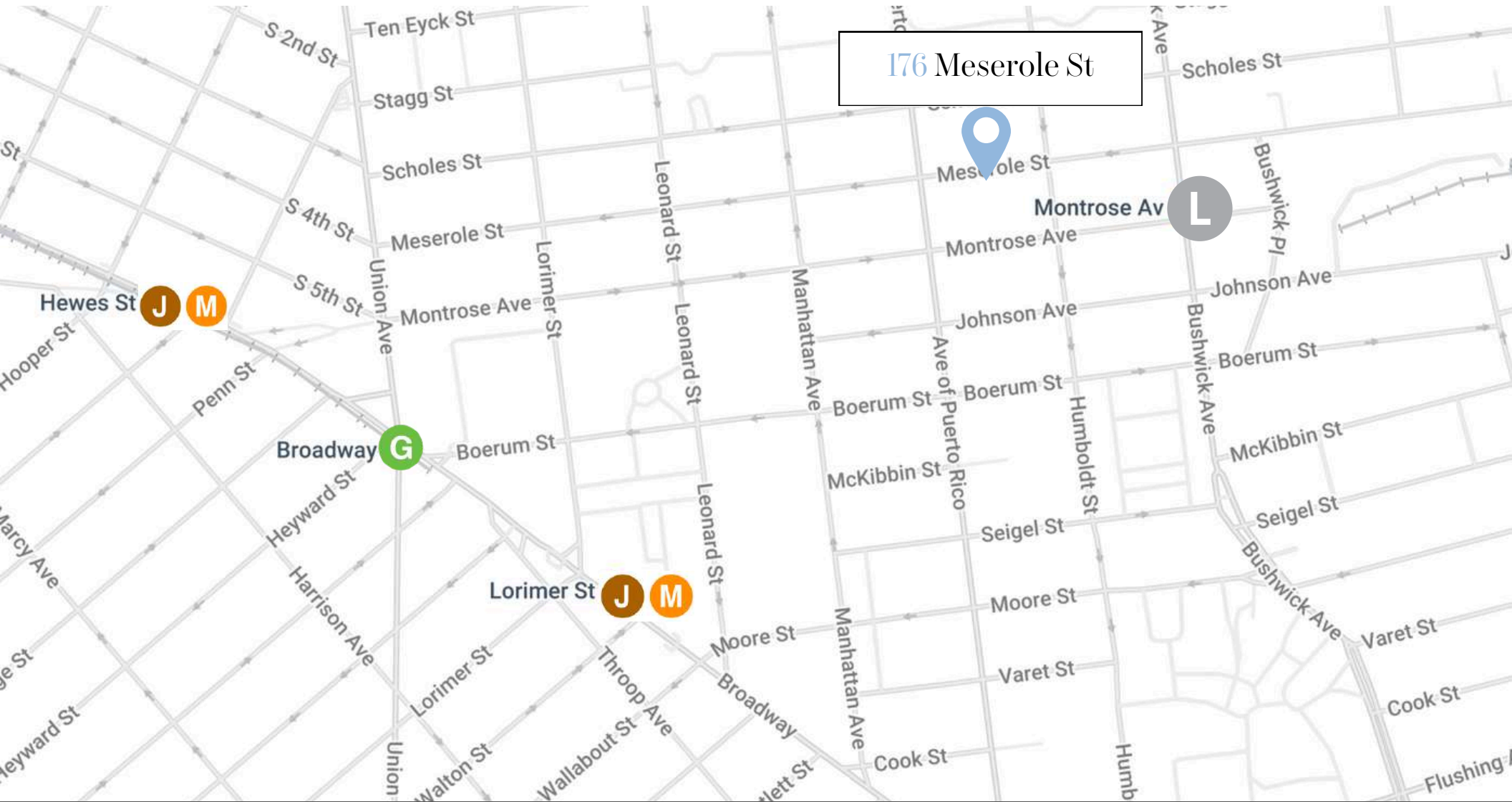


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LOCATION OVERVIEW

TRANSIT MAP



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