



**WILLIAM-GREEN**  
REAL ESTATE

Williamsburg and Greenpoint

*Presents*

**98**

98 Greenpoint Avenue Brooklyn, N.Y. 11222



## PROPERTY OVERVIEW

Lot Size: 25 ft x 95 ft

Existing Building SF: 5,750

Air Rights: 1,350

Total buildable SF: 7,125

Zoning: C2-4/ R6A

Stories: 4

Commercial Units: 1

Residential Units: 6

**Asking Price:** 6,500,000

**NOI:** \$369,058

**Cap Rate:** 5.7%

# RENT ROLL

Apt #	Current Rent/Status	#Beds	#Baths	Exp. Date
2R	\$4,500 FM	1 BR	1 Bath	02/01/2026
2L	\$4,300 FM	1 BR	1.5 Bath	12/31/2026
3R	\$3,700 FM	1 BR	1 Bath	12/31/2026
3L	\$3,850 FM	1 BR	1 Bath	06/30/2026
4R	\$4,000 FM	1 BR	1 Bath	11/30/2026
4L	\$3,950 FM	1 BR	1.5 Bath	12/31/2026
Comm:	\$10,974 FM	Lockwood	1Bath	2000 sq. ft. ground floor plus 1,000 sq. ft. basement 6/31/2029
Monthly Total:	\$33,274			
Annual Total:	\$423,288			
NOI:	\$369,058			

# Annual Expenses:

Property Taxes:	\$25,630
Electricity:	\$2,000
Water/Sever:	\$4,000
Insurance:	\$12,000
Gas:	\$5,600
Repairs:	\$5,000
Total:	\$54,230

# ABOUT THE PROPERTY AND FEATURES

## 98 Greenpoint Avenue – Prime Mixed-Use Investment Property

Located on a landmark block in the heart of Greenpoint, 98 Greenpoint Avenue is a fully renovated brick mixed-use building offering a rare combination of historic charm and modern upgrades. Renovated in 2018, the property blends timeless design with premium finishes, making it a standout turnkey investment.

### Residential Features

- Premium appliances and Italian-designed kitchens
- Beautiful hardwood floors throughout
- Abundant natural light with oversized windows
- Select units boast soaring ceilings for a loft-like feel
- Two second-floor apartments feature private outdoor terraces

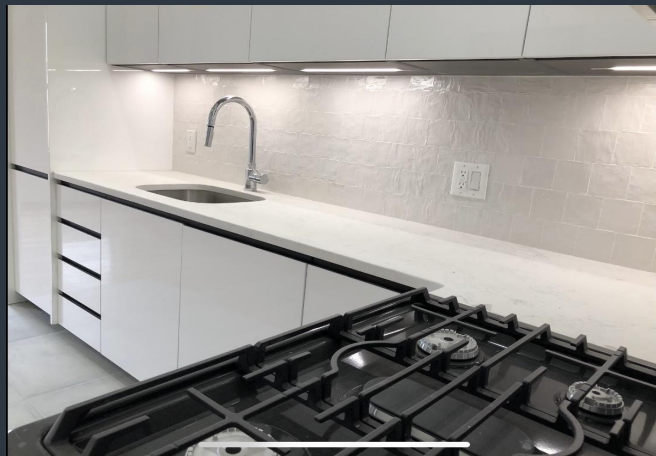
### Retail Component

- Approximately 2,000 SF of ground-floor retail space
- Occupied by Lockwood, one of New York City's top gift shops with multiple successful locations
- Long Standing tenant providing stable income and strong neighborhood presence

### Investment Highlights

- Fully renovated in 2018 – minimal capital improvements required
- Desirable Greenpoint landmark block with high foot traffic
- Strong tenant mix and established retail anchor
- Ideal opportunity for investors seeking a clean, stable, and appreciating asset

If you are looking for a low-maintenance, income-producing property in one of Brooklyn's most vibrant neighborhoods, 98 Greenpoint Avenue is the one.











# Transportation



G train Greenpoint Avenue stop - 2 Blocks - 5 min.

G train India Street stop - 5 Blocks - 8 min.



India Street Ferry - 0.3 Blocks - 1 min.

# Greenpoint

89,201

POPULATION WITHIN 1-MILE RADIUS

36.40 Yrs

AVERAGE POPULATION AGE

30.08%

POPULATION GROWTH SINCE 2010

\$105,614

AVERAGE HHI WITHIN 1-MILE RADIUS

3,641

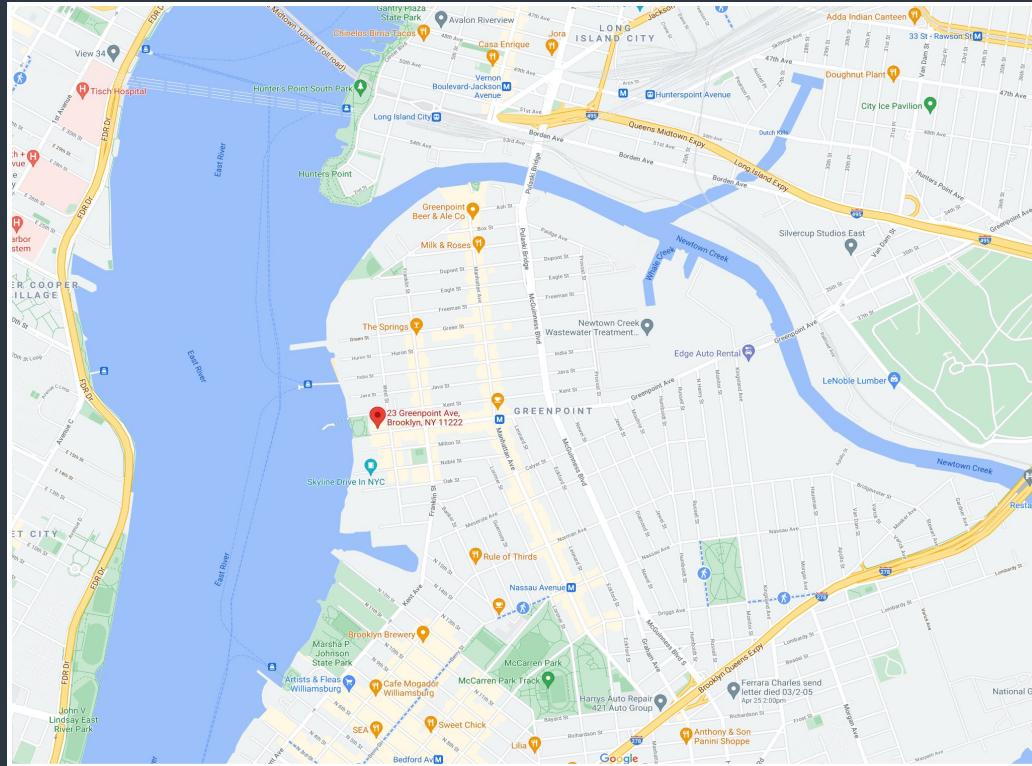
TOTAL BUSINESSES WITHIN 1-MILE RADIUS

\$1.1 bn

ANNUAL SPENDING WITHIN 1-MILE RADIUS

# Location

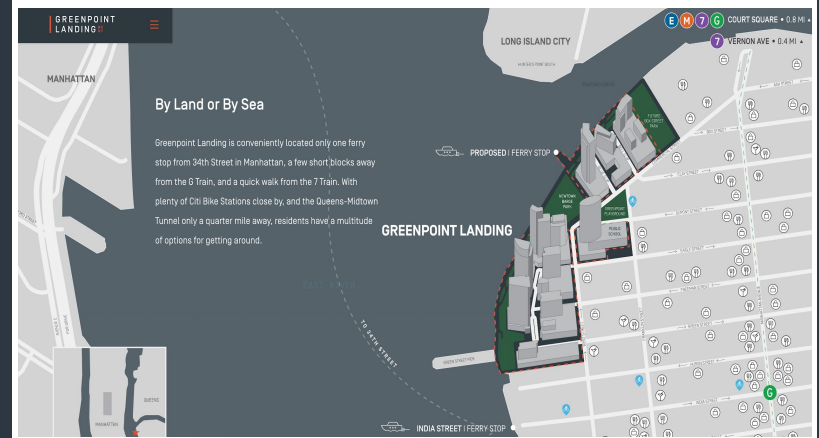
*98 Greenpoint Avenue Brooklyn N.Y. 11222*



# Attractions and future projects



**Transmitter park** West St. bet. Kent St.  
and Greenpoint Avenue Brooklyn, 11222



**Greenpoint Landing** proposed plans