



171 Bedford, Brooklyn NY 11211

Prime Bedford Ave Value-Add Opportunity

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Property Overview

Compass has been retained on an exclusive basis to arrange for the sale of 171 Bedford Avenue, a three-story+cellar, 6,044 SF mixed-use property located along one of Brooklyn’s most established and sought-after retail corridors in the heart of Williamsburg. The property consists of ground-floor commercial space with two large four-bedroom residential units above. It further benefits from protected Tax Class 1 status and exceptionally low current real estate taxes of approximately \$21,500 annually.

The residential component offers an immediate value-add opportunity, with the second- and third-floor apartments currently generating just \$4,200 and \$4,600 per month (approximately \$36/SF). Both units are occupied on a month-to-month basis, while nearby comparable apartments support approximately \$90/SF—more than double the existing level. The large, full-floor layouts provide an attractive opportunity for renovation and repositioning with the potential to materially increase income.

The ground-floor retail is occupied by a long-standing optical tenant paying approximately \$17,000 per month (~\$86/SF on an effective-area basis), with 3% annual increases and a lease extending through July 2029. Comparable Bedford Avenue storefronts are approaching \$200/SF, creating substantial mark-to-market potential at lease expiration, while the currently unused cellar and rear yard offer additional opportunities to enhance the property. The 25’ x 100’ lot also provides longer-term development flexibility.

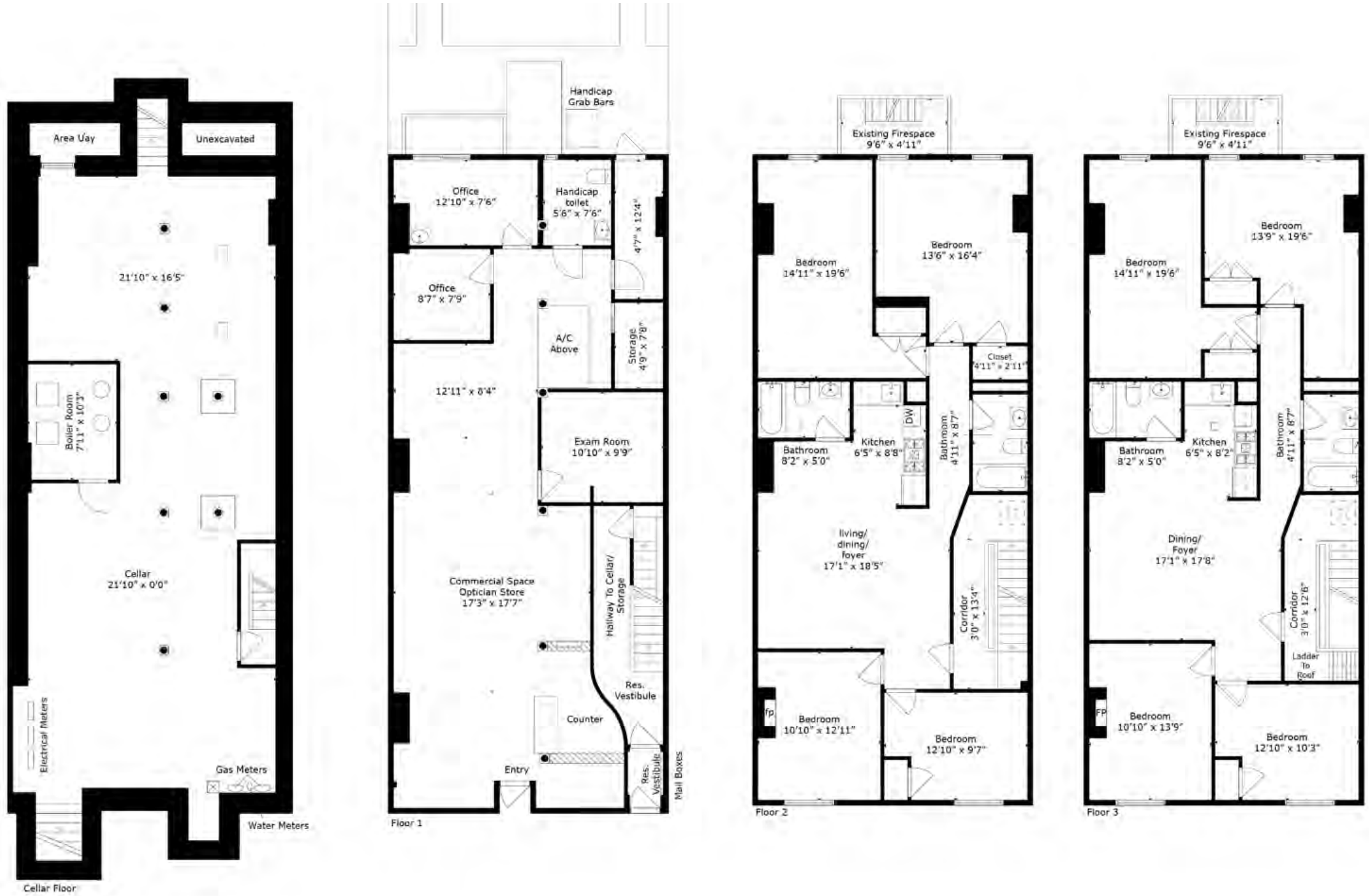
With a premier Bedford Avenue location, significant upside across both the residential and commercial components, and an unusually low tax burden, 171 Bedford Avenue presents a compelling Williamsburg value-add investment opportunity.

Please feel free to reach out to Nathan Horne at 706-255-5657 or nathan.horne@compass.com for additional information or to arrange a property tour.

Property Details

Address:	171 Bedford Ave, Brooklyn, NY, 11211
Block and Lot:	2320 / 7
Lot Dimensions:	25' X 100'
Lot Area:	2,500
Year Built / Renovated:	1910 / 2010
Building Dimensions:	25' X ~59'
SF/Above Grade SF:	6,044 / 4,386 SF
Stories:	3 + cellar
Zoning:	R6B / C1-4
Number of Units / Residential:	3 / 2
Max Res FAR:	2.0 / 2.4 (UAP)
Max BSF:	5,000 / 6,000 (UAP)
Available Air Rights:	614 / 1,614 (UAP)
Tax Class:	1
Annual Taxes:	\$21,540

Prime Bedford Avenue Location	Significant Residential Upside	Month-to-Month Residential Tenancies	2029 Retail Mark-to-Market Opportunity	Unused Cellar & Rear Yard	Protected Tax Class 1 Status
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Rent Roll

Unit (BR/BA)	Current Rent (P/SF)	Potential Rent (P/SF)	Lease Expiration
Retail (incl. Cellar & Garden)	\$17,014 (\$86/SF*)	\$35,000 (\$177/SF*)	7/31/2029, 3% escalations, no option (Retail Comps (Around \$200 per SF))
Apt 1 (4/1.5)	\$4,200 (\$34/SF)	\$9,500 (\$85/SF)	M-M (Resi Comps (Around \$90 per SF))
Apt 2 (4/1.5)	\$4,600 (\$38/SF)	\$10,000 (\$85/SF)	M-M
Scheduled Gross Monthly Income	\$25,814	\$54,500	
Scheduled Gross Annual Income	\$309,768	\$654,000	
Tax Reimbursement	\$4,264	\$0	
Vacancy (5%)	\$0	\$32,700	
Effective Gross income	\$314,032	\$621,300	*2,372 SF total giving 1/3 credit to cellar & garden

Pro Forma

Expenses	Current	Pro Forma
Property Taxes	\$21,540	\$23,000
Water and Sewer	\$2,499	\$2,700
Insurance	\$6,800	\$7,500
Common Electric	\$1,200	\$1,400
Maintenance/Misc (2%)	\$6,281	\$12,426
Management Fee (3%)	\$9,421	\$18,639
Total Annual Expenses	\$47,741	\$65,665

Financial Metrics	Current	Pro Forma
Net Operating Income	\$266,292	\$555,635
CapEx	\$0	\$400,000
Asking Cap	3.55%	7.03%
Asking Price	\$7,500,000	\$7,500,000

Five-Year Plan

Year	2026/Resi Work	2027	2028	2029/Comm Work	2030	2031
Residential Income (3%)	-	\$234,000	\$241,020	\$248,251	\$255,698	\$263,369
Commercial Income (3%)	-	\$210,293	\$216,602	\$420,000	\$432,600	\$445,578
Total Income	-	\$444,293	\$457,622	\$668,251	\$688,298	\$708,947
Expenses (2%)	-	\$64,565	\$65,856	\$67,173	\$68,517	\$69,887
Finance	-	\$221,649	\$221,649	\$221,649	\$221,649	\$221,649
CapEx	-	\$200,000	-	-	\$250,000	-
Initial Equity Investment	(\$5,450,000)	-	-	-	-	-
Sale Proceeds (5 cap)	-	-	-	-	-	\$9,932,834
Annual Net	(\$5,450,000)	(\$41,921)	\$170,117	\$379,429	\$148,132	\$10,350,245
Total Net	(\$5,450,000)	(\$5,491,921)	(\$5,321,804)	(\$4,942,375)	(\$4,794,243)	\$5,556,002

Terminal Sale Cap	Sale Price	Closing Costs + Loan	Sale Proceeds	P/SF
4.0%	\$15,976,496	\$2,928,245	\$13,048,251	\$2,643
4.5%	\$14,201,330	\$2,883,866	\$11,317,464	\$2,350
5.0%	\$12,781,197	\$2,848,362	\$9,932,834	\$2,115
5.5%	\$11,619,270	\$2,819,314	\$8,799,956	\$1,922
6.0%	\$10,650,997	\$2,795,107	\$7,855,890	\$1,762
6.5%	\$9,831,690	\$2,774,625	\$7,057,065	\$1,627

IRR	15.5%
Equity Multiple	2.02x
NPV (5% DR)	\$3,223,697



136 N 8th St, Unit 1

1,890 SF

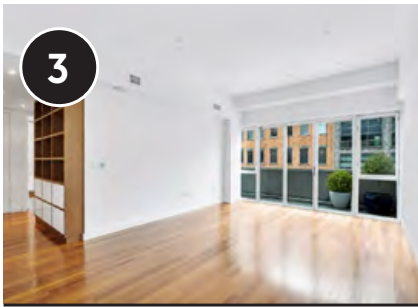
Active: \$76.19 P/SF



170 N 11th St, Unit 2A

640 SF

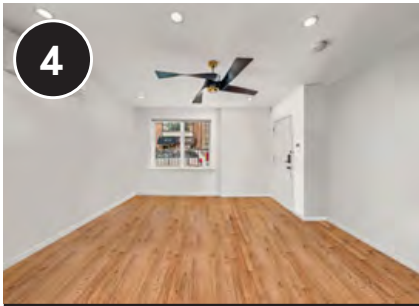
Active: \$112.50 P/SF



125 N 10th St, Unit S3D

1,114 SF

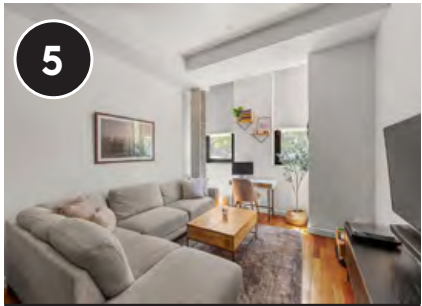
Active: \$96.95 P/SF



131 N 5th St, Unit 1

1,000 SF

Active: \$82.80 P/SF



161 N 4th St, Unit 1C

700 SF

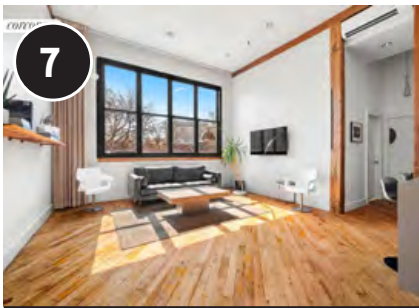
Rented: \$93.43 P/SF



78 Roebling St, Unit 2B

846 SF

Rented: \$92.20 P/SF



160 Berry St, Unit 2

900 SF

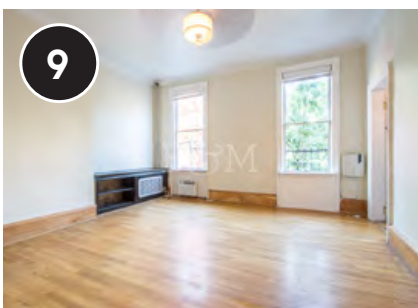
Rented: \$86.67 P/SF



208 N 8th St, Unit 3

1,100 SF

Rented: \$96.00 P/SF



152 N 8th St, Unit 3

650 SF

Rented: \$78.46 P/SF





193 Bedford Ave

1,350 SF

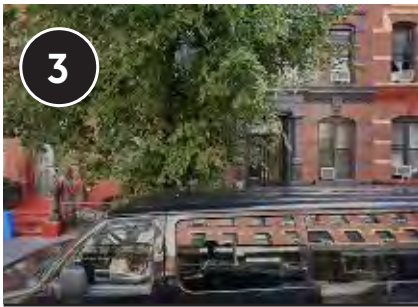
Leased: \$395.04 P/SF/YR



185 Bedford Ave

3,150 SF

Leased: \$249.96 P/SF/YR



118 Bedford Ave

1,250 SF

Leased: \$240.00 P/SF/YR



170 Bedford Ave

1,600 SF

Leased: \$215.04 P/SF/YR



160 Bedford Ave

1,125 SF

Leased: \$213.00 P/SF/YR



165 Bedford Ave

1,000 SF

Leased: \$180.00 P/SF/YR



101-109 Bedford Ave

1,650 SF

Leased: \$125.04 P/SF/YR



219 Bedford Ave

2,800 SF

Leased: \$120.00 P/SF/YR



151 N 7th St

1,200 SF

Leased: \$135.00 P/SF/YR





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Banks		Distance
1	Chase	394 ft Southwest
Coffee		
2	Dunkin'	479 ft Southwest
3	Doughnut Plant	0.1 mi Southwest
4	Starbucks	0.4 mi Northeast
5	Dunkin'	0.4 mi Southeast
Entertainment		
6	Williamsburg Cinemas	0.4 mi Southwest
Fitness		
7	F45	0.4 mi South
8	Greenpoint Branch YMCA	0.6 mi North
9	Eastern District YMCA	0.8 mi South
Government		
10	United States Postal Service	0.5 mi North
Grocery		
11	Whole Foods Market	0.2 mi Southwest
12	Foodtown	0.3 mi Southwest
13	Trader Joe's	0.4 mi West
14	C-Town Supermarkets	0.4 mi South
15	Shop Fair	0.8 mi South
16	Market on Kent	0.8 mi North
17	Key Food	0.8 mi North
18	CVS Pharmacy	0.3 mi West
19	CVS Pharmacy	0.7 mi North
Major Retail		
20	Carhartt	233 ft Northeast
21	T-Mobile	0.3 mi Southwest
22	Apple Store	0.3 mi Southwest
23	Pressed	515 ft South
24	Sweetgreen	0.6 mi Northeast
25	Barcade	0.6 mi Southeast
26	McDonald's	0.7 mi South
27	El Loco Burrito	0.7 mi Southeast
28	Uncle Louie G	0.7 mi Southeast
29	Subway	0.9 mi South

Williamsburg is one of Brooklyn's most established retail, residential, and cultural destinations, combining a dense urban population with a highly active mix of restaurants, boutiques, entertainment venues, and neighborhood services. The subject property at 171 Bedford Avenue is positioned along Bedford Avenue in the heart of North Williamsburg, one of the neighborhood's primary pedestrian and retail corridors.

The property benefits from an especially strong transit-oriented location near the intersection of Bedford Avenue and North 7th Street. The Bedford Avenue L subway station is less than 500 feet from the property, providing direct service to Manhattan, while the Metropolitan Avenue G/L station and North Williamsburg NYC Ferry landing provide additional regional connectivity.

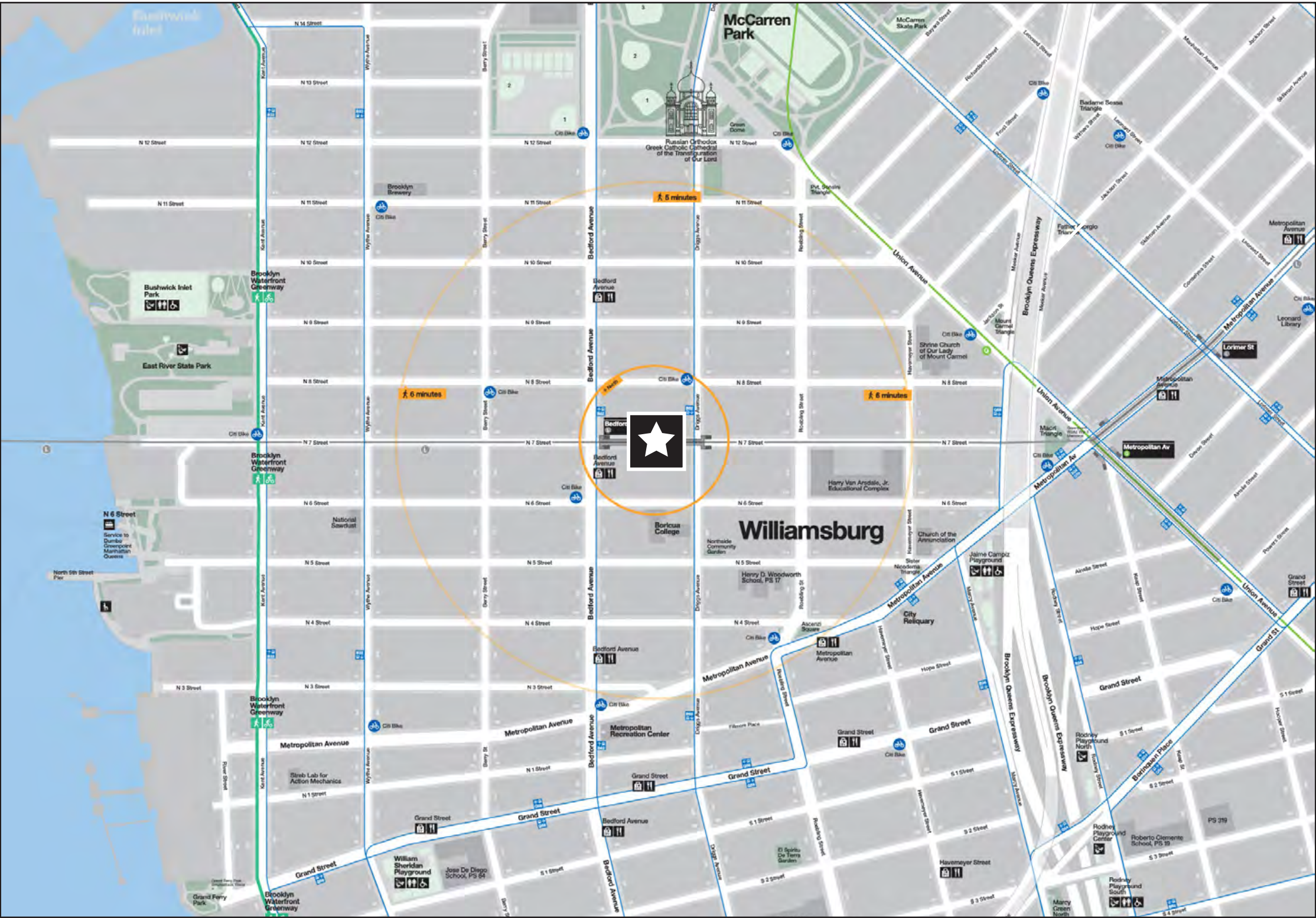
Bedford Avenue serves as a central shopping and dining hub for Williamsburg, particularly around North 7th Street. The surrounding blocks feature a diverse concentration of restaurants, cafés, boutiques, national retailers, entertainment venues, and neighborhood businesses that generate activity throughout the day and evening. Williamsburg's broader commercial environment is complemented by its residential density and continued appeal as a destination for residents, workers, and visitors.

The neighborhood also benefits from convenient access to the East River waterfront and major recreational and cultural amenities. Nearby destinations include Marsha P. Johnson State Park, McCarren Park, the North Williamsburg waterfront, and seasonal Smorgasburg Williamsburg. These destinations, together with Williamsburg's dining, nightlife, shopping, and entertainment offerings, reinforce the area's position as a major Brooklyn destination.

With its Bedford Avenue frontage, immediate proximity to the L train, established retail environment, and surrounding residential population, 171 Bedford Avenue occupies a prominent location within one of Brooklyn's most recognizable commercial districts. The combination of pedestrian activity, transit accessibility, neighborhood amenities, and proximity to Manhattan supports the property's appeal for retail and commercial users.



Transit Map and Location Highlights



171 Bedford Avenue is strategically positioned in the heart of Williamsburg, Brooklyn, along the neighborhood’s highly active Bedford Avenue corridor. The property is located steps from the Bedford Avenue L subway station at North 7th Street, providing direct connectivity to Manhattan and convenient access throughout Brooklyn. The Metropolitan Avenue G/L station and North Williamsburg NYC Ferry landing provide additional transportation options.



The property benefits from its location within one of Brooklyn’s most established dining, shopping, and entertainment districts. Bedford Avenue and the surrounding Williamsburg blocks feature a dense mix of restaurants, cafés, boutiques, neighborhood services, and entertainment destinations. The property is also convenient to the East River waterfront, McCarren Park, and North Williamsburg’s recreational and cultural amenities.



171 Bedford Avenue offers exceptional connectivity to Manhattan and the greater New York City market. The nearby L train provides a direct connection across the East River, while the G train, NYC Ferry service, and surrounding street network expand access throughout Brooklyn and Queens. Its transit-oriented location, strong pedestrian environment, and position along Bedford Avenue reinforce the property’s accessibility for residents, employees, customers, and visitors.

COMPASS

Exclusively Listed By:



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