

BASELINE

REAL ESTATE ADVISORS

EXCLUSIVE LISTING: 814 Manhattan Avenue

**Fully Free Market Corner Mixed Use Building in
Prime Greenpoint for Sale**



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Property Information

Location

814 Manhattan Avenue

Building Size

6,000 SF

Lot Size

1,875 SF (25ft x 75ft)

Units

6 Units (5 Apts & 1 Retail)

Notes

4-Story Corner Luxurious Renovated Mixed-Use Building

Condo Style Finishes

In unit Washer/Dryer, Split System Electric HVAC

Italian Cabinetry, Oak Flooring, Marble-inspired Bathrooms

5 Apartments & 1 Retail Unit | Fully Occupied

All FM | 1 3BR & 4 1BR

Retail occupied by Boost Mobile cell phone company

Protected with tax class 2A

Corner of Manhattan Ave & Calyer St

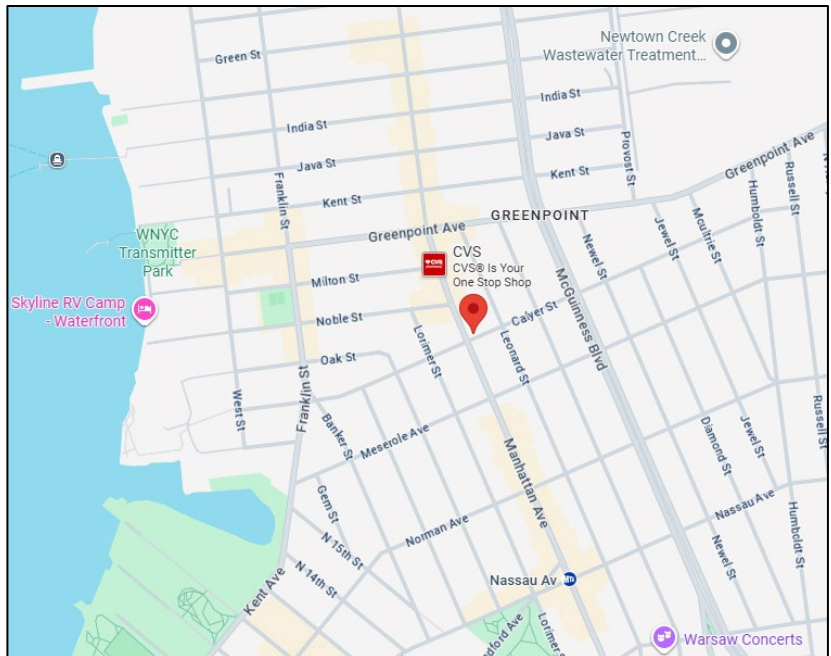
Steps from retailers, East River Ferry, & G Train

Financials

Residential	5	\$315,000
Commercial	1	\$192,000
Total Income		\$507,000

Real Estate Taxes	2A	\$48,721
Utilities		\$6,951
Insurance		\$8,904
Payroll		\$8,820
Maintenance		\$8,845
Professional Fees		\$5,700
Other		\$17,053
Total Expenses		\$104,994

Net Operating Income		\$402,006
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Asking Price: \$7,400,000

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RENT ROLL

Unit	Type	Status/Tenant	LXP	Current Rent
COMM 1	Retail	Boost Mobile (\$65M in sales & dozens of stores nationwide)	06/30/2030	\$16,000
1	3 BR / 2 Bath	FM*	05/31/2026	\$7,800
2	1 BR / 1 Bath	FM*	09/30/2026	\$4,500
3	1 BR / 1 Bath	FM*	09/30/2025	\$4,600
4	1 BR / 1 Bath	FM*	05/31/2026	\$4,650
5	1 BR / 1 Bath	FM*	09/30/2026	\$4,700
Monthly Total				\$42,250
Annual Total				\$507,000

**All rent rolls are provided for informational purposes only and should not be deemed a representation as to the legality of such rents or the regulatory status of such apartment units. All references to the regulatory status of apartments are based on broker assumptions only and not based on representations made by the owner. Interested parties are advised to independently verify the regulatory status of any apartment with the appropriate city or state housing agency and/or legal counsel.*

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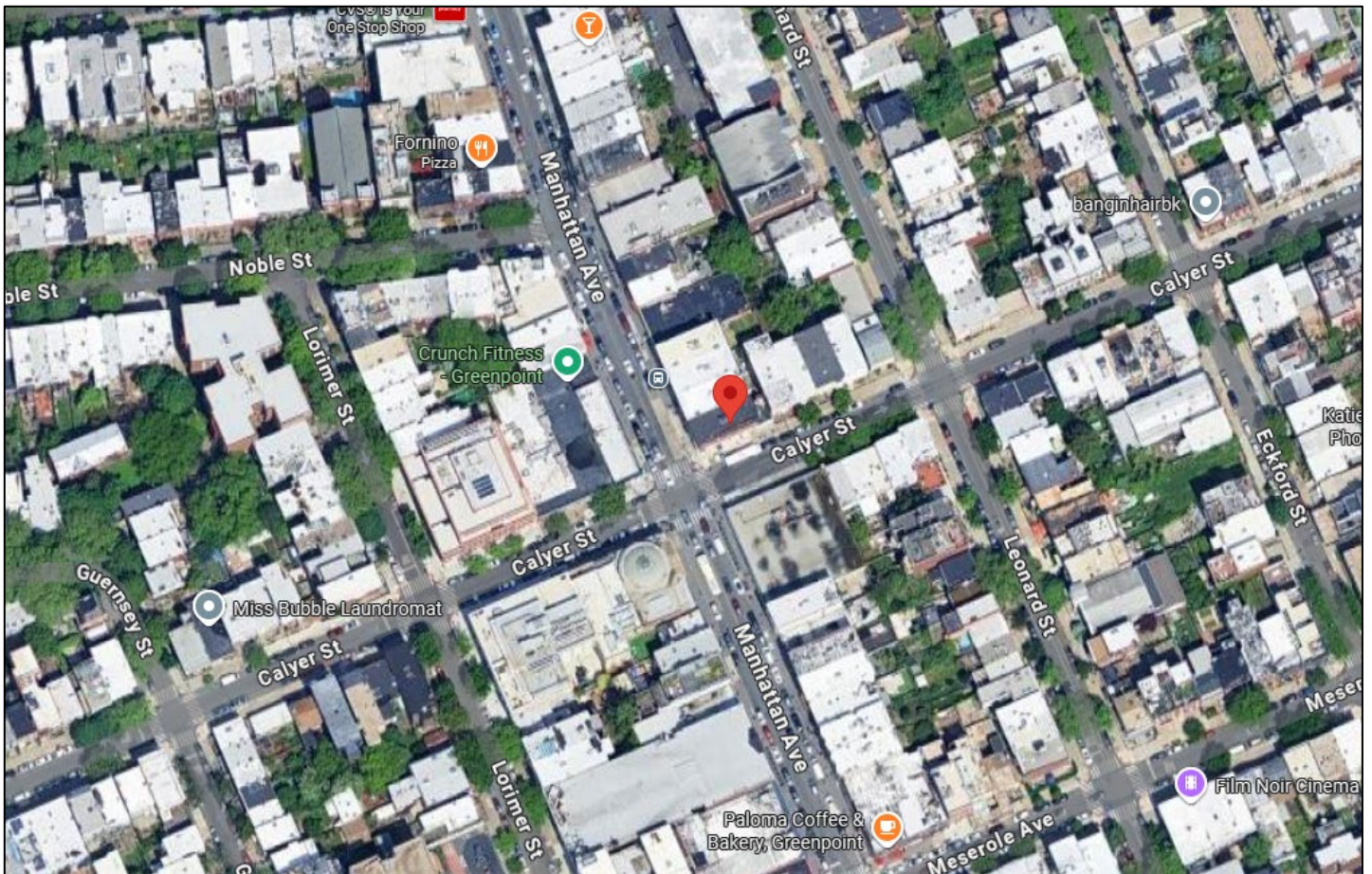
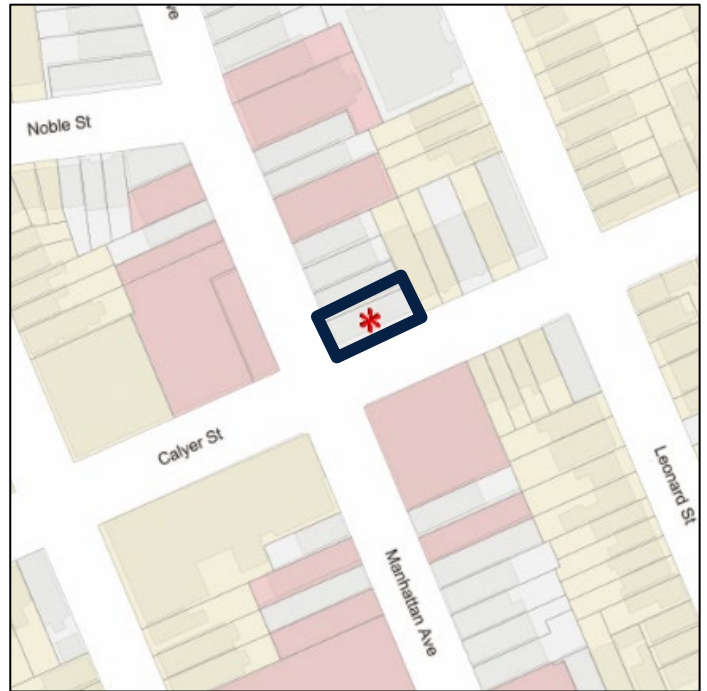
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IMAGES



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AREA MAPS



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