

739 Grand Street

Williamsburg | Brooklyn, New York

EXCLUSIVE SALE OFFERING MEMORANDUM



Virtually Staged

Purchase Price \$3,550,000

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Expertise You Can Trust. Real Estate With Results.

RESIDENTIAL | COMMERCIAL | NEW DEVELOPMENT ADVISORY

NYC - WESTCHESTER - HAMPTONS - GREENWICH CT

#1 TEAM IN WILLIAMSBURG SINCE 2014 WITH OVER \$1.2 BILLION SOLD

TFT@CORCORAN.COM | @THEFORRAYTEAM



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Property Information:

Address

Primary: 739 Grand St
Neighborhood: Williamsburg
Zip code: 11211
Block & Lot: 02783-0038

Property Taxes & Tax Class

Property Taxes: \$41,397
Tax Class: 2B

Lot

Lot SF: 2,250
Lot Dimensions: 18 ft x 125 ft
Ground Elevation: 43 ft
Corner Lot: No

Floor Area Ratio (FAR)

	<u>FAR</u>	<u>SF</u>
Estimated Max FAR:	4	9,000
FAR as Built:	<u>2.68</u>	<u>6,030</u>
Estimated Available FAR:	1.32	2,970
<i>Community Facility</i>	3.00	

Zoning

District: C4-4A
Qualified Opportunity Zone: No

Building Information

Building Class: Primarily Five to Six Family w/ One Store or Office (S5)
Stories: 4
Dimensions: 18 ft x 85 ft
Irregular shaped: No
Extension: Yes
Year Built/Altered: 2005
C of O: Yes
Landmark: No

Estimated Floor SF Breakdown

	<u>Interior</u>	<u>Exterior</u>
Cellar:	1,670	
Ground Floor Area:	1,670	581
2nd Floor Area:	1,454	216
3rd Floor	1,454	
4th floor	1,454	
Gross Building SF	7,700	797
** Est. Above Grade SF	6,030	

Residential Units: 6
Commercial Units: 1
Flood Zone: No

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Executive Summary:

The Forray Team at The Corcoran Group is pleased to exclusively present 739 Grand Street, a well-located mixed-use investment opportunity in the heart of Williamsburg, Brooklyn. The property consists of six rent-stabilized studio apartments above a ground-floor retail space, offering a compelling combination of stable residential income and valuable commercial upside in one of Brooklyn's strongest mixed-use corridors. The building contains approximately 6,030 square feet above grade and approximately 7,700 gross building square feet, with added benefits from favorable Tax Class 2B treatment, helping to support efficient long-term ownership economics.

Situated on an approximately 18' x 125' lot, the property is zoned C4-4A and offers approximately 2,970 square feet of additional development potential, with an estimated maximum buildable area of 9,000 square feet. This creates meaningful future flexibility for investors evaluating expansion, repositioning, or long-term pricing impact in a supply-constrained Williamsburg location.

The residential component is comprised entirely of studio apartments, providing an efficient and durable unit mix in a neighborhood with consistent rental demand. The retail component is especially attractive, as the space is being marketed delivered vacant, creating tremendous opportunity for either an investor seeking to lease at market rent or a user looking to establish their own business in a premier retail neighborhood. The retail layout includes a fully vented kitchen, rear yard, and full basement, enhancing the appeal for food, hospitality, service, or experiential retail users.

739 Grand Street is positioned in a highly active stretch of Williamsburg surrounded by strong neighborhood retail, daily-needs traffic, and excellent transit connectivity. The property is near the new Whole Foods Daily Shop at 774 Grand Street and a Chase branch at Grand Street and Graham, reinforcing the corridor's consumer draw and convenience appeal. The area is also served by the L and G trains via the Lorimer Street / Metropolitan Avenue station complex, supporting easy access throughout Brooklyn and into Manhattan.

For investors, 739 Grand Street presents the opportunity to acquire a mixed-use asset with protected residential tenancy, favorable tax treatment, and future retail leasing upside. For end-users, the vacant retail presents a rare chance to secure frontage in a proven Williamsburg corridor with strong surrounding tenancy, heavy neighborhood activity, and immediate proximity to major retail and transportation anchors. 739 Grand Street offers a rare combination of in-place income, user flexibility, and long-term upside in one of Brooklyn's most sought-after submarkets.

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Existing Income, Expenses & Pro-Forma:

Existing Income & Expenses							2 Year Future Pro-forma Projection		
Revenue	Notes	Est Net SF	Monthly Rent	Lease End	Yearly	PPSF	Monthly Rent	Yearly	PPSF
Cellar	Comm Storage	1,222							
Retail	Retail with kitchen & rear yard , full basemnet	1,500	\$ 6,500.00	Vacant by 12/31/26	\$ 78,000.00	\$ 52.00	\$ 11,000.00	\$ 132,000.00	\$ 88.00
Apt #2F	Studio 1 bath (2nd Floor)	800	\$2,030.00	4/30/2028	\$ 24,360.00	\$ 30.45	\$ 2,131.50	\$ 25,578.00	\$ 31.97
Apt #2R	Studio 1 bath (2nd Floor)	800	\$2,378.00	1/31/2027	\$ 28,536.00	\$ 35.67	\$ 2,496.90	\$ 29,962.80	\$ 37.45
Apt #3F	Studio 1 bath (3rd Floor)	800	\$2,695.00	7/31/2026	\$ 32,340.00	\$ 40.43	\$ 2,829.75	\$ 33,957.00	\$ 42.45
Apt #3R	Studio 1 bath (3rd Floor)	800	\$2,332.00	7/31/2026	\$ 27,984.00	\$ 34.98	\$ 2,448.60	\$ 29,383.20	\$ 36.73
Apt #4F	Studio 1 bath (4th Floor)	800	\$2,061.00	10/31/2027	\$ 24,732.00	\$ 30.92	\$ 2,164.05	\$ 25,968.60	\$ 32.46
Apt #4R	Studio 1 bath (4th Floor)	800	\$2,032.00	6/30/2026	\$ 24,384.00	\$ 30.48	\$ 2,133.60	\$ 25,603.20	\$ 32.00
Total Revenue		7,522	\$ 20,028.00		\$ 240,336.00		\$ 25,204.40	\$ 302,452.80	

Expenses	Notes	Mo/Yearly	Amount	Monthly	Yearly	Monthly	Yearly
Property Taxes	Tax Class 2B	Y	\$ 41,397.00	\$ 3,449.75	\$ 41,397.00	\$ 3,449.75	\$ 41,397.00
Insurance		Y	\$ 16,361.00	\$ 1,363.42	\$ 16,361.00	\$ 1,416.67	\$ 17,000.00
Gas	Heat & Hot Water	Y	\$ 100.00	\$ 8.33	\$ 100.00	\$ 8.33	\$ 100.00
Electric	Common	Y	\$ 923.00	\$ 76.92	\$ 923.00	\$ 83.33	\$ 1,000.00
Water & Sewer		Y	\$ 4,765.00	\$ 397.08	\$ 4,765.00	\$ 416.67	\$ 5,000.00
Sprinkler		Y	\$ 1,000.00	\$ 83.33	\$ 1,000.00	\$ 83.33	\$ 1,000.00
MGMT, Repairs, & Vacancy			3.00%	\$ 600.84	\$ 7,210.08	\$ 756.13	\$ 9,073.58
Total Expenses				\$ 5,979.67	\$ 71,756.08	\$ 6,214.22	\$ 74,570.58
NOI (Net Operating Income)					\$ 168,579.92		\$ 227,882.22

Assumption
5% rental
increases
over 2 Years

Purchase Price	Cap Rate Existing	Cap Rate Pro-forma
\$3,550,000.00	4.75%	6.42%



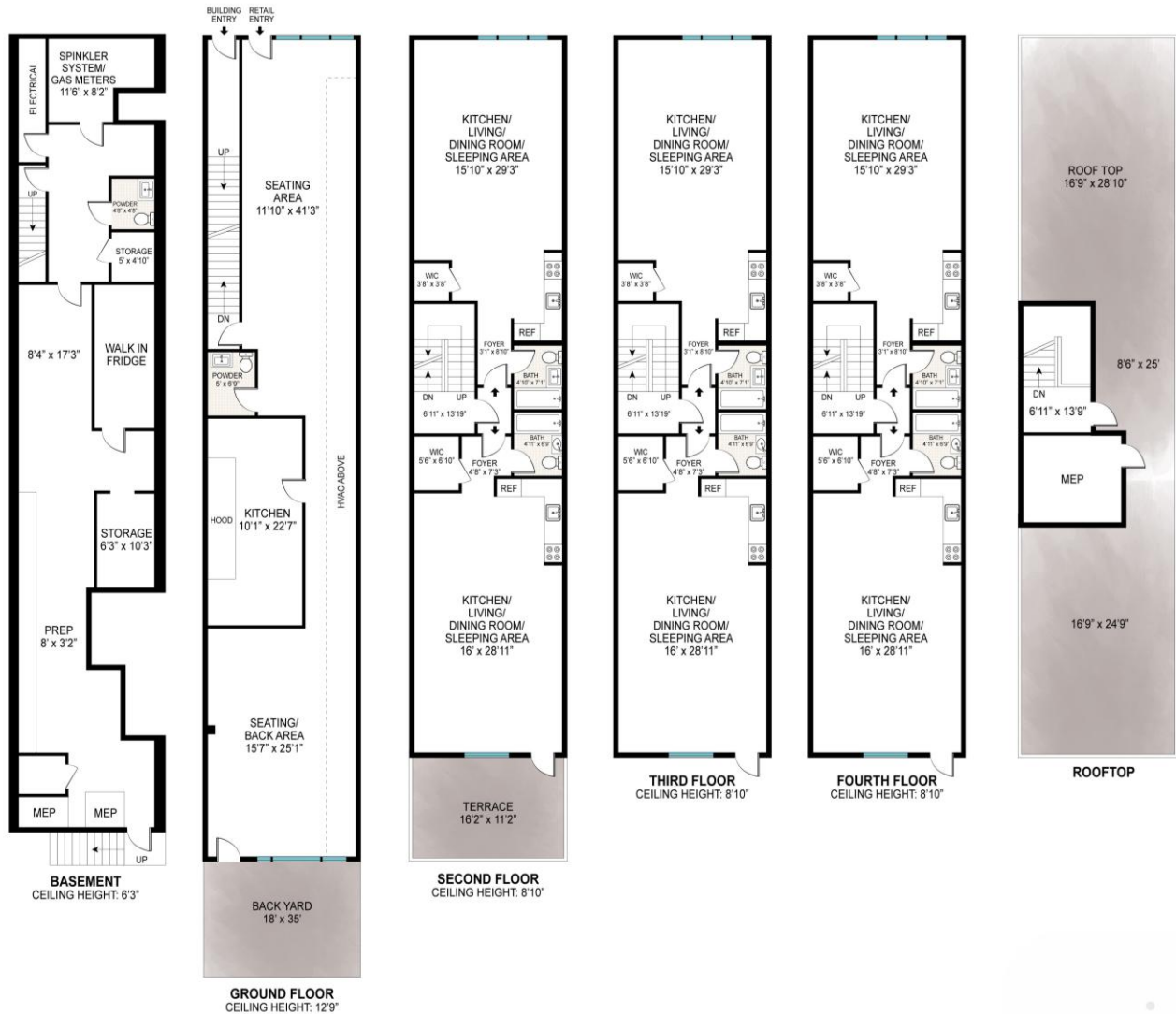
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Existing Floor Plan:



Scale in feet. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interest.



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1ST: SECTION: BLOCK: 2783 TAX LOT: 38

SURVEY NO. 75215
TITLE NO. 503K4458

THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENT.

PARALLEL WITH GRAND STREET

ONE STORY BRICK

CHAIN LINK FE.

FE. 1'-1" ± No

18.00'

0'-1' W

G' conc. blk wall

0'-4½' E

0'-1' E

CLEAR ONE STY. BRICK

12'-0"

BRICK

THREE STORY

125.00'

WALL

INDEPENDENT WALL

1-0-13'± INDEPENDENT

FOUR STORY BRICK

N6.739

80'-9"

125.00'

WALL

INDEPENDENT

0'-2½' E

0'-2' E

IRON GATE

GATE BOX

18.00'

1'-4"± 50

0'-3½" N6

ONE STORY BRICK & STUCCO

PARALLEL WITH GRAHAM AVENUE

(GRAHAM AVENUE)

AVENUE OF PUERTO RICO

80' WIDE

GRAND STREET

SCALE 1" = 20.0'

N

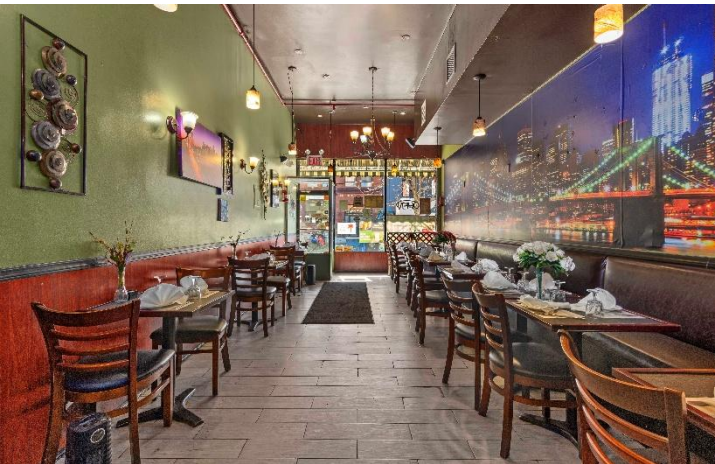
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Actual Photos & Retail Concept :



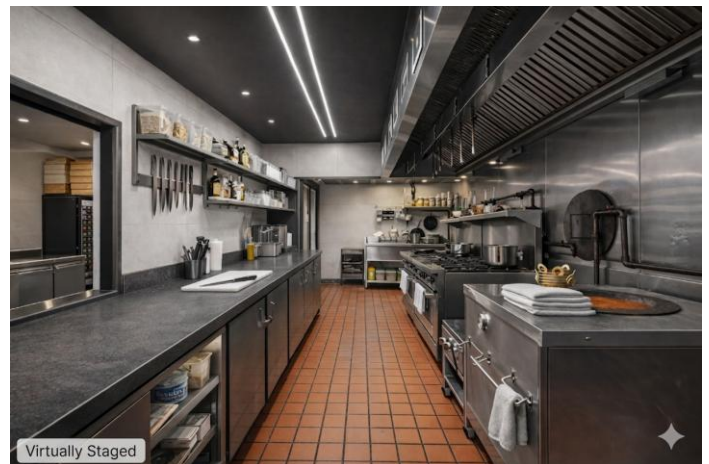
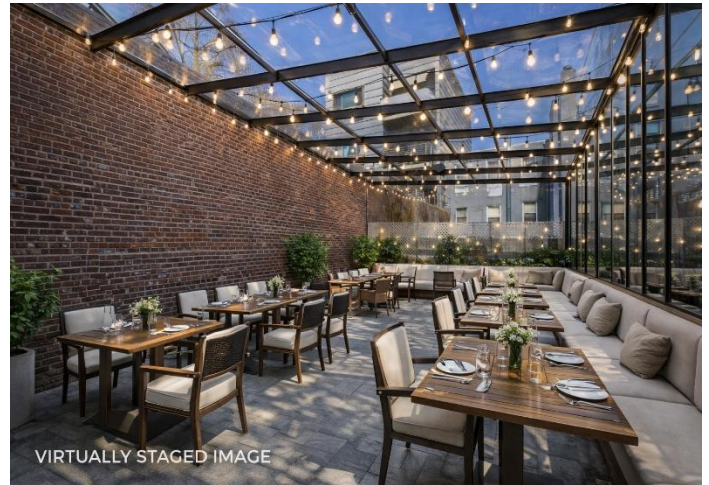
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Residential Photo's & Virtual Staging :



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EXCLUSIVE MARKETING ADVISORS

THE FORRAY TEAM AT CORCORAN

- President's Council Member (**Top 1%** at Corcoran): 2025–2023–2022–2021–2020
- Ranked the **#6** Medium-Sized Team by Sales Volume in Brooklyn & **#54** in New York State–**Top 1.5% in The Nation** by Real Trends + Tom Ferry America's Best Real Estate Professionals (**#4** & **#69** respectively, in 2024)



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