

PRIME Williamsburg
143 Berry Street Brooklyn NY 11249
Price upon request



Property Details

- Building size: 5,050 SF (25.25 ft x 50 ft)
- Residential: 4,040 SF (6 units)
- Commercial: 1,010 SF (1 unit)
- Type: Mixed-use building
- Lot size: 1,704 SF (25.25 ft x 67.5 ft)
- Building class: S5
- Zoning: M1-2/R6A, MX-8

Highlights

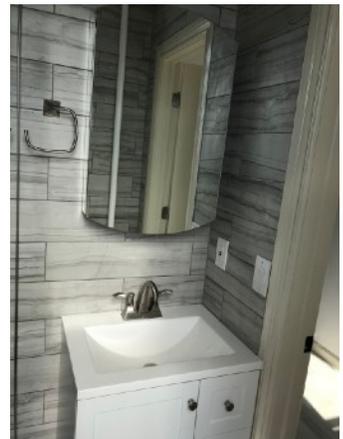
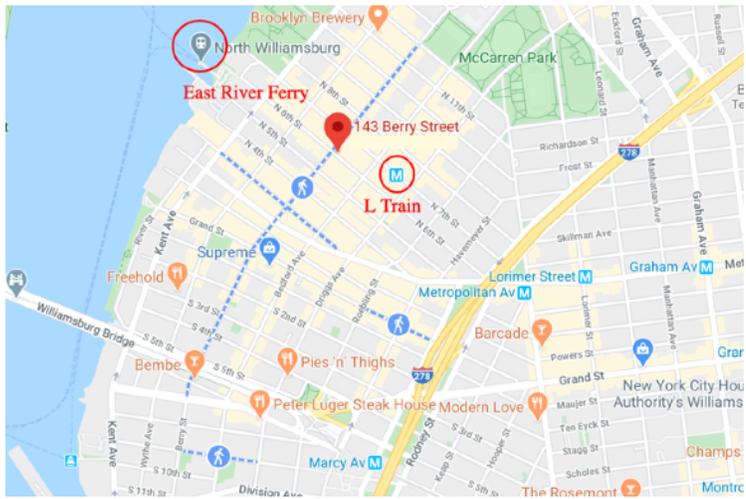
- 1031 exchange opportunity
- Located on the corner of N.6th Street & Berry Street
- 0.2 miles to L train station
- 0.4 miles to East River Ferry to Manhattan
- Coveted by leading brands (Whole Food, Apple, Chase, J.Crew, etc)
- Continuously growing neighborhood

Jin Hee Son

Licensed Real Estate Salesperson
(917) 519-3440
jinheeson@brpassociates.us

Brooklyn Real Property, Inc.
389 Atlantic Ave Brooklyn NY 11217
(718) 875-8899

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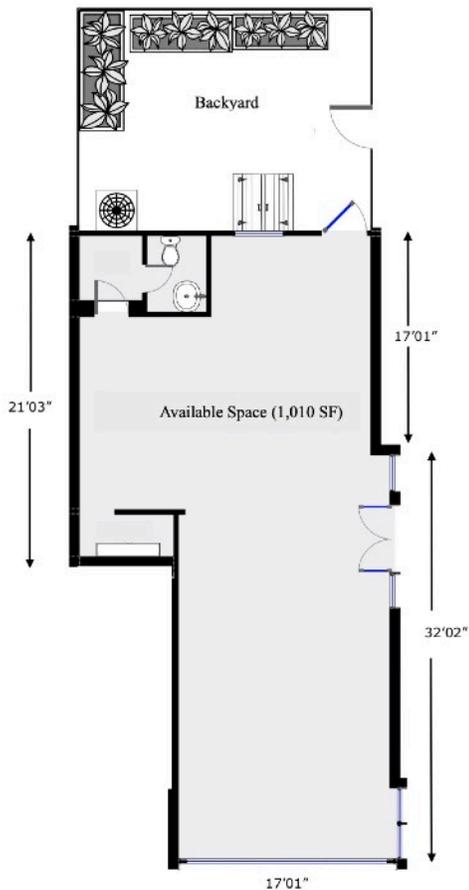
Brooklyn Real Property, Inc.
also known as **BRP Associates, Inc.**

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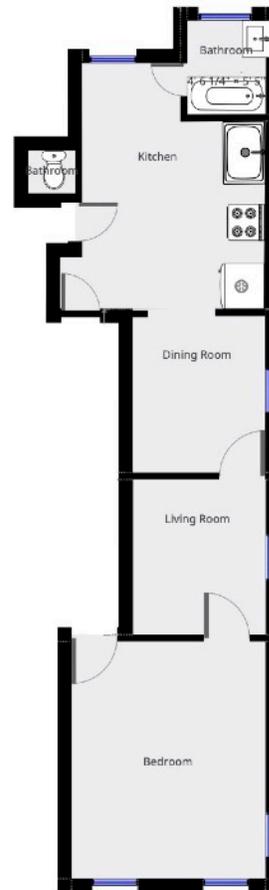


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► **Storefront**



► **Residential**



***This floorplan is provided without warranty of any kind. Brooklyn Real property disclaims any warranty including, without limitation, satisfactory quality of accuracy of dimensions.

Monthly rent rolls	2R(vacant)	\$2,258.47(projected)
<i>This building is rent-stabilized</i>	2L	\$1,952.61
	3R(renovated/vacant)	\$2,450(projected)
	3L(vacant)	\$2,227.50(projected)
	4R	\$727.52
	4L	\$1,070.00
	Storefront(leased on June/2021 for 5 years/4%increase)	\$20,000.00
	Total	\$30,686.10
Gross yearly income		\$368,233.20
Total expenses		\$58,574.00
NOI		\$309,659.20
Cap rate(projected)		3.8-4.1%

Disclaimer: All information provided is deemed reliable, but is not guaranteed and should be independently verified.