

THREE POINT REAL ESTATE

367 Graham Avenue

MIXED-USE BUILDING FOR SALE | WILLIAMSBURG, BROOKLYN 11211



THREE POINT REAL ESTATE



THE PROPERTY

367 Graham Avenue is a two (2) story mixed-use building located on the west side of Graham Avenue between Skillman Street and Conselyea Street in Williamsburg. The property contains one (1) retail tenant on the ground floor, one (1) two-bedroom (2BR) apartment on the second floor.

THE OPPORTUNITY

367 Graham Avenue will be delivered “as is”. The property is currently owner-occupied on the second floor and the ground floor retail tenant pays rent on a month-to-month basis. The owner has continuously maintained the building, the roof and mechanicals, and all operating systems. 367 Graham Avenue is suitable for an investor, end-user, or 1031 exchange buyer and it has approximately 2,150 square feet of air rights.

THE LOCATION

367 Graham Avenue is located on one of the most active retail corridors in Williamsburg. The property is one block from the Graham Avenue L-train, a short distance to McCarren Park, and close proximity to Domino Park, the Williamsburg waterfront, and has immediate access to all the retail, restaurants, hotels, shopping, and nightlife that Williamsburg offers.

ASKING PRICE: \$1,900,000

For Further Information, Please Contact:

Stephen Safina | Principal Broker

O: 718-635-0712 | C: 516-643-0161 | E: ssafina@threepointre.com

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PROPERTY FEATURES

Location		
Address:	367 Graham Avenue	
Location:	West side of Graham Avenue btwn/ Skillman & Conselyea	
Block/Lot:	2754_26	
Building & Lot Information		
Building Class:	S1 One (1) Family with One Store or Office	
Stories:	2	
1st Floor:	20' x 40'	800 (approximate)
2nd Floor:	20' x 40'	800 (approximate)
Gross Building Sq. Ft.:	1,600	(approximate)
Lot Dimensions:	20' x 62.5'	(approximate)
Lot Sq.Ft.:	1,250	(approximate)
Zoning & FAR Calculations		
Zoning:	R6A/C2-4	
FAR:	3.00	
Lot Sq. Ft.:	1,250	sq ft (approximate)
Buildable Sq. Ft.:	3,750	sq ft (approximate)
Gross Building Sq. Ft.:	1,600	sq ft (approximate)
Available Air Rights:	2,150	sq ft (approximate)
2022/2023 Taxes		
Assessed Value (22/23):	\$21,176.00	
Tax Rate (22/23):	20.3090%	
Taxes (22/23):	\$4,301	

RENT ROLL

367 Graham Ave	Gross Sq.Ft.	PPSF	Projected Monthly Rent	Projected Annual Rent
Retail	800	\$83	\$5,500	\$66,000
Apt. #1	800	\$48	\$3,200	\$38,400
Total:	1,600		\$8,700	\$104,400

INCOME & EXPENSES

Gross Monthly Income:	\$8,700
Gross Annual Income:	\$104,400
Management (2%):	\$2,088
Vacancy/Collection (2%):	\$2,088
Repair/Maintenance (2%):	\$2,088
Effective Gross Annual Income (EGI):	\$98,136
EGI:	\$98,136
Taxes (2022/2023):	\$4,301
Insurance:	\$4,109
Electric:	\$350
Water/Sewer:	\$1,000
Heat:	\$2,300
Expenses:	\$12,060
EGI:	\$98,136
Expenses:	\$12,060
Net Operating Income:	\$86,076

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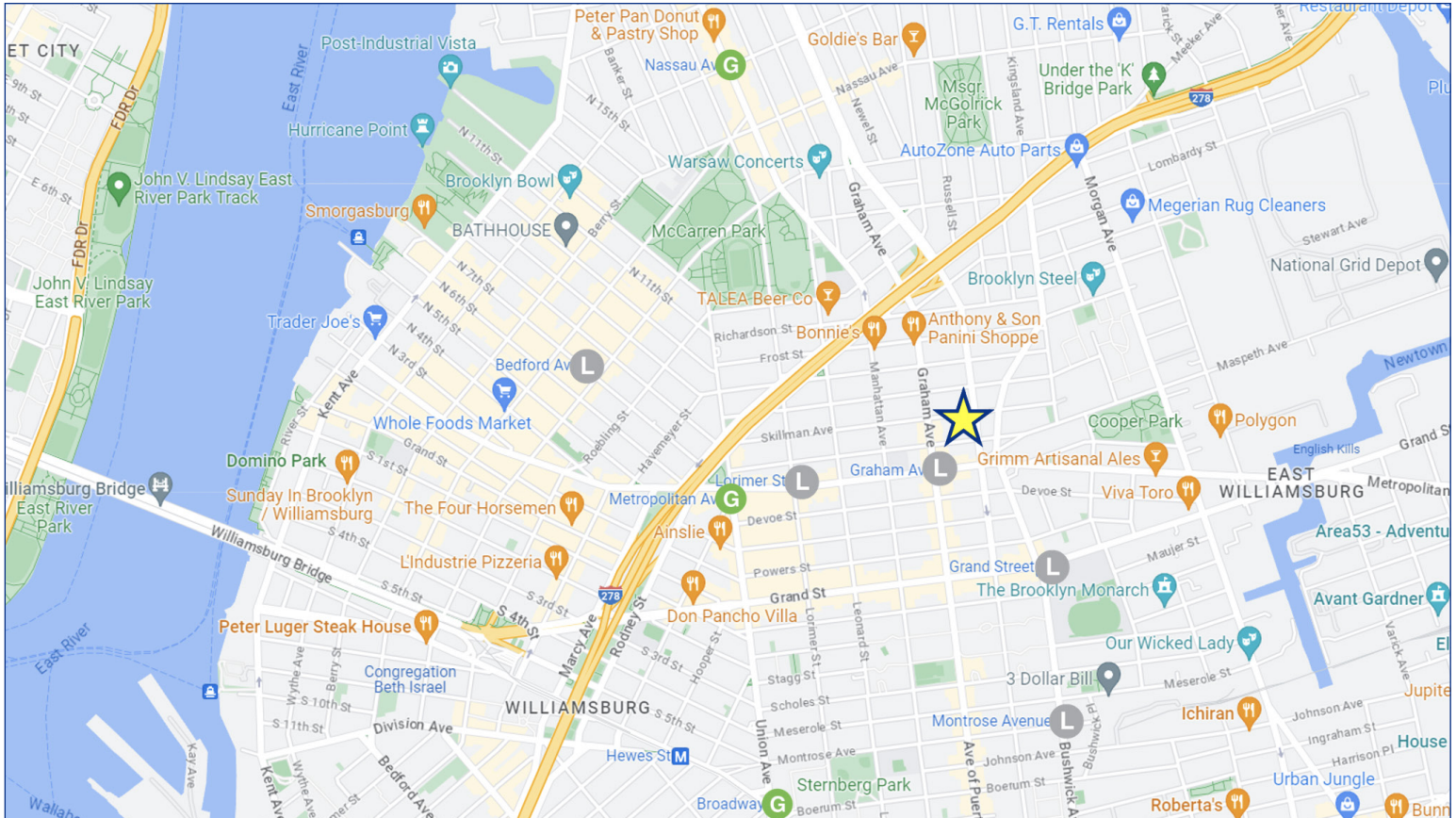
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LOCATION MAP



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All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant/purchaser carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.