THREE POINT REAL ESTATE

367 Graham Avenue

MIXED-USE BUILDING FOR SALE | WILLIAMSBURG, BROOKLYN 11211

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THE PROPERTY

367 Graham Aver is a two (2) mixed-use building lo d on the west of Graham nue bet Skillman St and Corselyea Street in amsburg. ty contains one (1) ail tenan pro nd flocione (1) tworoom (2BR) the g and second floor aparth

THE OPPERTUNITY

The propert is currently owner-occupied on the second floor and the ground floor retail tensor 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:

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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.