

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 Conelyea 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