



441 Metropolitan Avenue

MIXED-USE BUILDING FOR SALE | WILLIAMSBURG, BROOKLYN 11211



THE PROPERTY

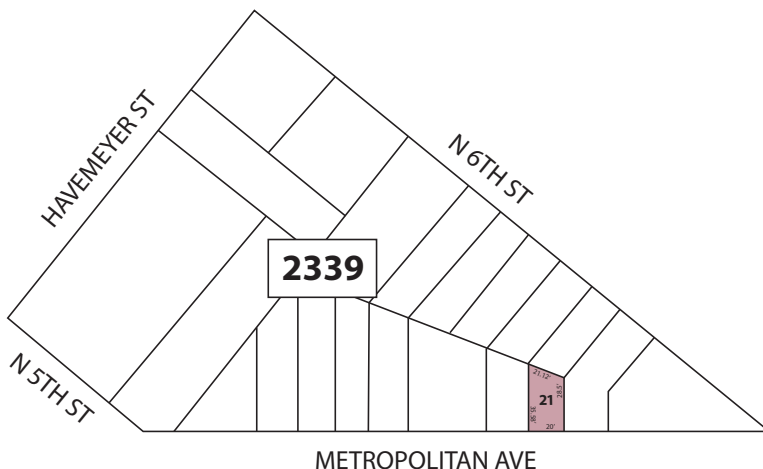
441 Metropolitan Avenue is a three (3) story mixed-use building located on the north side of Metropolitan Avenue between North 5th Street and North 6th Street in Williamsburg. The property contains one (1) retail tenant on the ground floor, one (1) two-bedroom (2BR) apartment on the second floor, and one (1) two-bedroom (2BR) apartment on the third floor.

THE OPPORTUNITY

441 Metropolitan Avenue generates approximately \$100,000 of gross annual income and the net operating income (NOI) is approximately \$81,000. The ground floor retail tenant has 5-years left on their lease and pays approximately \$75 psf in rent or approximately \$4,400 per month. The two (2) residential apartments are in rental grade condition and pay market rents on a month-to-month basis. The heating cost is a pass through for ownership and each residential apartment has its own boiler and hot water unit. 441 Metropolitan Avenue is ideal for an investor or 1031 exchange buyer.

THE LOCATION

441 Metropolitan Avenue is located a half-block from the Metropolitan Avenue G-train and two-blocks from the Lorimer Street L-train. 441 Metropolitan Avenue is walking distance to McCarren Park, the Williamsburg waterfront, and surrounded by all the popular retail, restaurants, and shopping that Williamsburg is known for.



ASKING PRICE: \$2,100,000

For Further Information, Please Contact:

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