

WILLIAMSBURG DEVELOPMENT SITE FOR SALE



769A & 771 Grand Street, Brooklyn, NY 11211
Corner Of Humboldt Street



SALE PRICE: \$6,500,000.00

TOTAL EXISTING SF:

769A Retail:
1,003 sf
771 Retail & Apt:
2,146 sf

TOTAL BUILDABLE SF: 8,304 sf Above Grade

PROPERTY OVERVIEW

Development Opportunity

On the Corner of Humboldt and Grand Streets
in busy Williamsburg, Brooklyn.

Block: 2783 Lot: 28
Block: 2783 Lot 27

PROPERTY HIGHLIGHTS

- Buildable FAR 4
- Currently Cash Flowing Property
- Minutes from the L train at Grand St subway station.
- Directly adjacent to the city's 'North Brooklyn Industry & Innovation Plan' to support mixed uses, retain essential industrial and grow creative and tech-driven jobs.

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	ANNUAL RENT
Aburi Sushi Bar	Retail 769A	1,003	2029	\$84,000
Vacant	Retail 771	1,073	N/A	\$0
Apt	4 Bed 1 Bath	1,073	Month to Month	\$37,200
Totals/Averages		3,149		\$121,200

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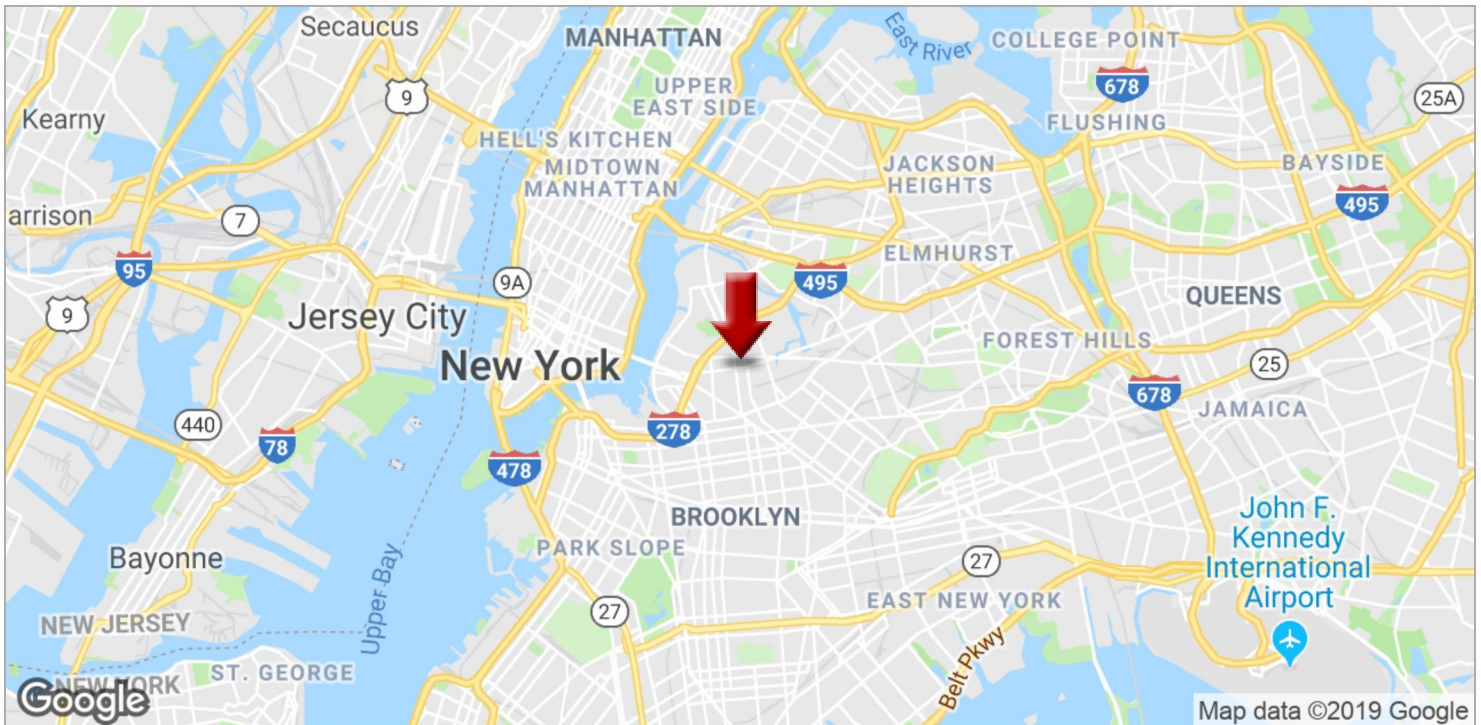
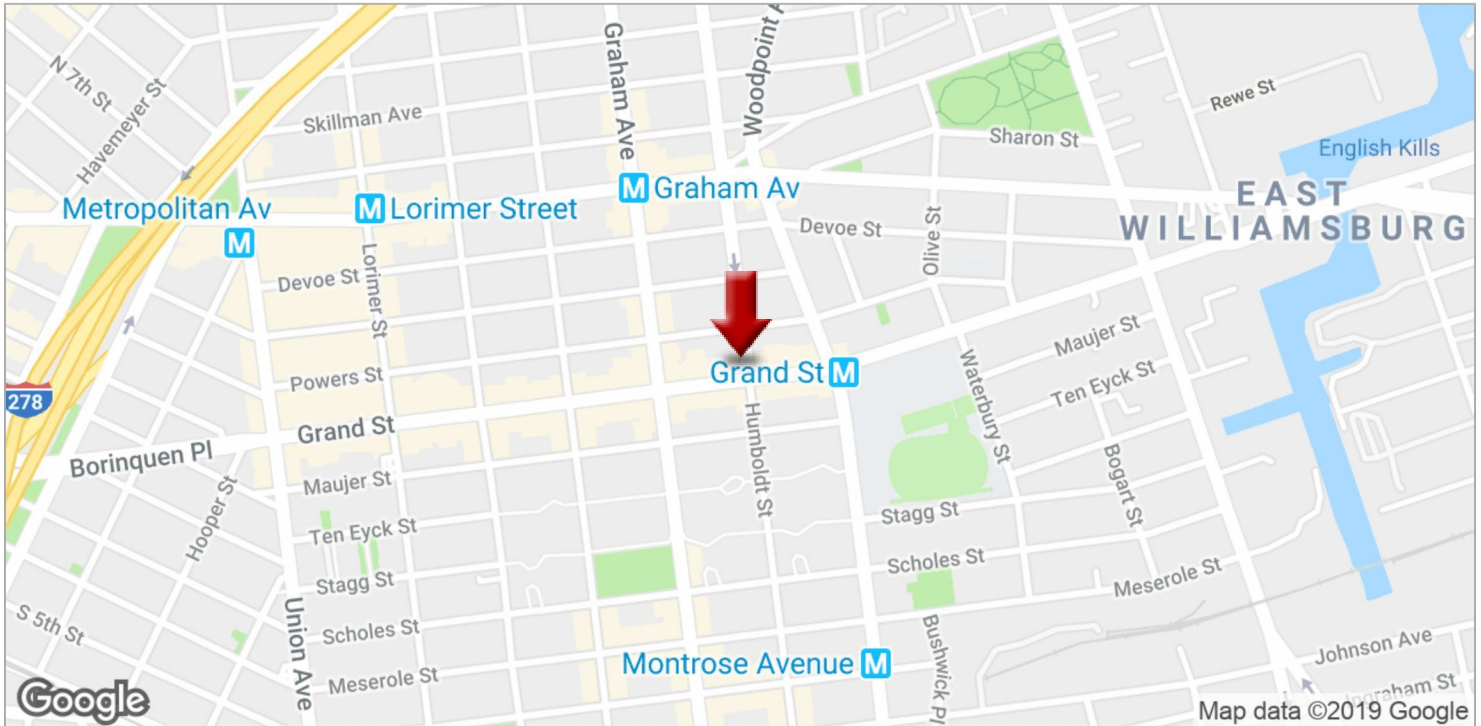
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