

221 Jackson Street

Mixed Use Townhouse : Block & Lot 2875-0036 : Williamsburg



Great deal on a three unit loft building in the Graham Avenue district of Williamsburg. The ground floor is a very large commercial space with two separate entrances and 14 foot ceilings; and could easily be used for offices, an artist's studio or converted to either retail (the building has excellent frontage on both Jackson Street and Woodpoint Road) or a single family home. The top two floors have two residential apartments both with large terraces and great views. The building was rebuilt 15 years ago and is in excellent condition. The lot has a parking space and each unit is separately metered resulting in very low operating expenses. Ideal location, just 3 blocks to Graham Avenue Station (L train). (Please meet on Woodpoint between Jackson/Withers at Apt 2R, which is up the metal staircase.)

\$1,700,000 (Approx. \$372 /Sq.Ft.)

\$8,829 Annual RE Taxes

- 3 Units
- 3 Floors
- 15 Rooms
- 4.5 Baths

Lot Dimensions: 53x115
Building Dimensions: 52.9x48
Bldg Sq. Footage: 4,567
Zoning: R6B



1st Floor: \$5,000/month rent + tenant pays 1/3 of water/sewer bill. Month to month.

2L: 2 bed, 1.5 bath duplex + roof terrace - \$2,900/month / exp 2/15/13

2R: 2 bed, 1 bath + roof terrace - rent is \$2,850/month, lease through Aug 1, 2013 with one year option to renew

Expenses: Expenses \$15,729/year (taxes \$8829, super \$1200, Insurance \$4,500, water \$1,200)

Income: Income approx \$129,000/year

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