

194 Nassau Avenue

Multi-Family Townhouse :: Greenpoint

\$2,350,000 (Approx. \$482 /Sq.Ft.)

Bldg Sq. Footage: 4,875

Frame 4 Family plus Commercial space. Lot size 25x100, Building size 25x65,- 4,875 sqft. Mint condition. Whole building will be delivered vacant. Roof was fixed 4 years ago, plumbing and electric around 11 years ago, boiler for the apartments around 14 years old, boiler for commercial space 4 years old. Projected rent for Four 2 bedroom apartments -120K annually, for the commercial space 60K annually =180K . Projected expenses 20K that includes Property Tax of \$8,500. Projected Net Operating Income \$160 thousand annually. Projected Cap rate 6.8. Excellent investment property located on one of the busiest Avenues in Greenpoint.



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