

283-285 Graham Avenue

Commercial Building · Block & Lot 2782-0021 · Williamsburg



Prime investment opportunity in an ideal retail location on HOT Graham Avenue! Just steps to the Graham Ave L and countless bars, shops and restaurants. All except one unit are month to month tenancy with expired leases. MAJOR upside potential and additional 4,500 sqft FAR. Well maintained building with 4 retail spaces and 3 exceptionally large apartments (3-4 beds) with great layouts. Prime retail corner with heavy foot traffic perfect for many uses. 5.6 cap rate on conservative projections. Showing by appointment or contact us for more information.

\$5,000,000 (Approx. \$733 /Sq.Ft.)

\$16,774 Annual RE Taxes

- 32 Rooms
- 6.5 Baths

Lot Dimensions: 50x75
Bldg Sq. Footage: 6,825
Zoning: C2-4/R6A



Ground Floor: Commercial units 1 and 2 - adjacent commercial spaces on Graham Ave totaling about 1200 SF. Commercial unit 3 - approximately 20 x 55 (1100 SF) on the corner of Graham and Powers. Commercial unit 4 - garage/commercial space on Powers St. about 1285 SF. Air rights allow for additional 4500 SF buildable.

2nd Floor: 2 residential units: unit 1 - 4 BR/1BA unit 2 - 4 BR/1BA

3rd Floor: 1 residential unit - 4BR/1BA

Basement: Boiler/utility room

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