

TRI STATE COMMERCIAL®



FOR SALE

3,700 SF BUILDING CONDO IN PRIME WILLIAMSBURG WITH 3 COMMERCIAL SPACES

170 South 1st Street

Brooklyn, NY 11211

Between Bedford Avenue & Driggs Avenue

\$4,750,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

MICHAEL ELKHARRAT
212.433.3355 x216
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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

170 South 1st Street, a 16,183 SF building in Brooklyn, NY. Zoned R6, this property houses 3 commercial spaces, with 6,400 SF available for sale. The base of a bustling apartment building, it features an ICAP 2033, a sprinkler system, and 2 retail spaces (6,000 SF), along with a 420 SF community facility space. Currently, the community facility and a portion of the retail area are occupied, leaving 3,700 SF of retail space available. An enticing opportunity for savvy investors.

LOCATION OVERVIEW

Located between Bedford and Driggs Avenues in the heart of Williamsburg, 170 South 1st Street offers strong visibility and steady foot traffic in one of Brooklyn's most vibrant neighborhoods. Surrounded by popular retailers, restaurants, and lifestyle amenities—including Whole Foods, Apple, and Equinox—the property benefits from close proximity to the Bedford Avenue L train, making it ideal for both commercial tenants and long-term investors.

Address	170 South 1st Street, Brooklyn, NY 11211
Location	Bedford Avenue & Driggs Avenue
Block/Lot	2406 / 7503
Zoning	R6
Lot Dimensions	20 FT x 113 FT
Lot Size	5,225 SF
Building Dimensions	71.17 FT x 100 FT
Building Size	16,183 SF
Building Class	R0
Delivered	As is
Tax Class	2



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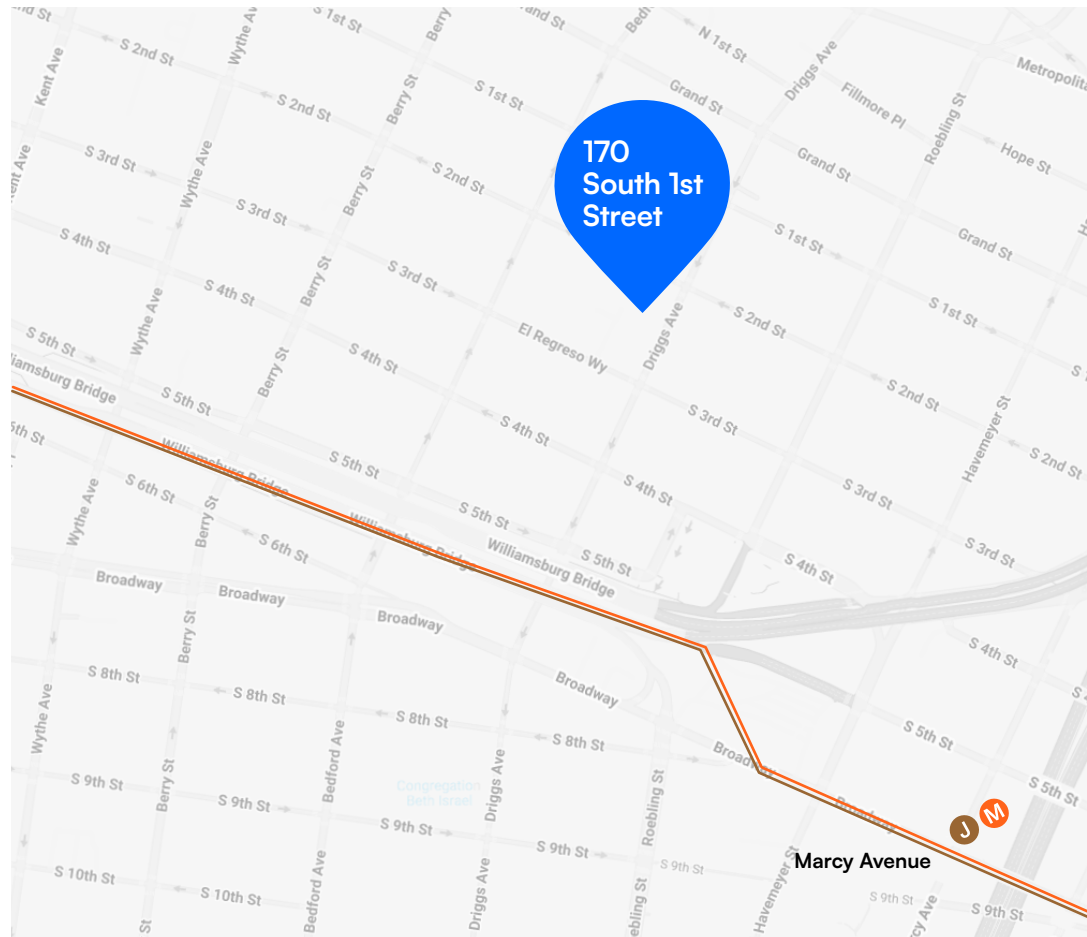
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TRANSPORTATION AND TAX MAP

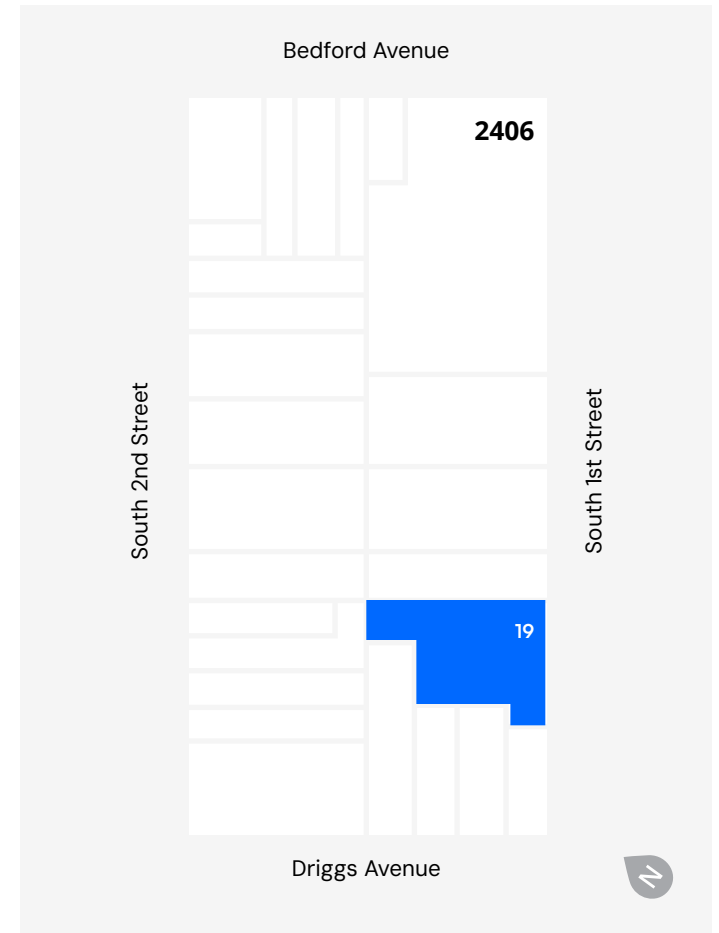
NEAREST TRANSIT

J M Trains at Marcy Avenue

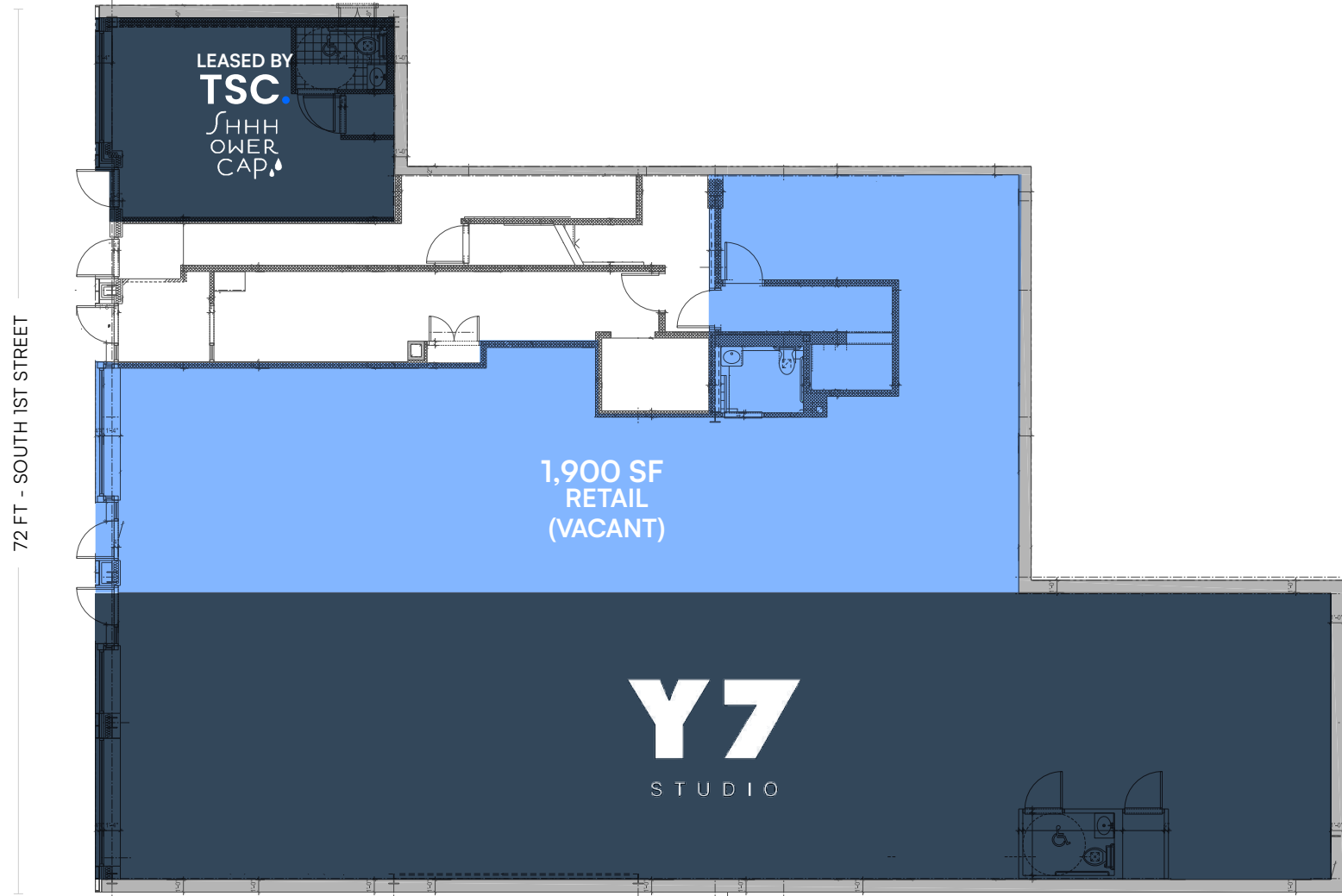
B62 Bus Line



TAX MAP



FLOOR PLAN



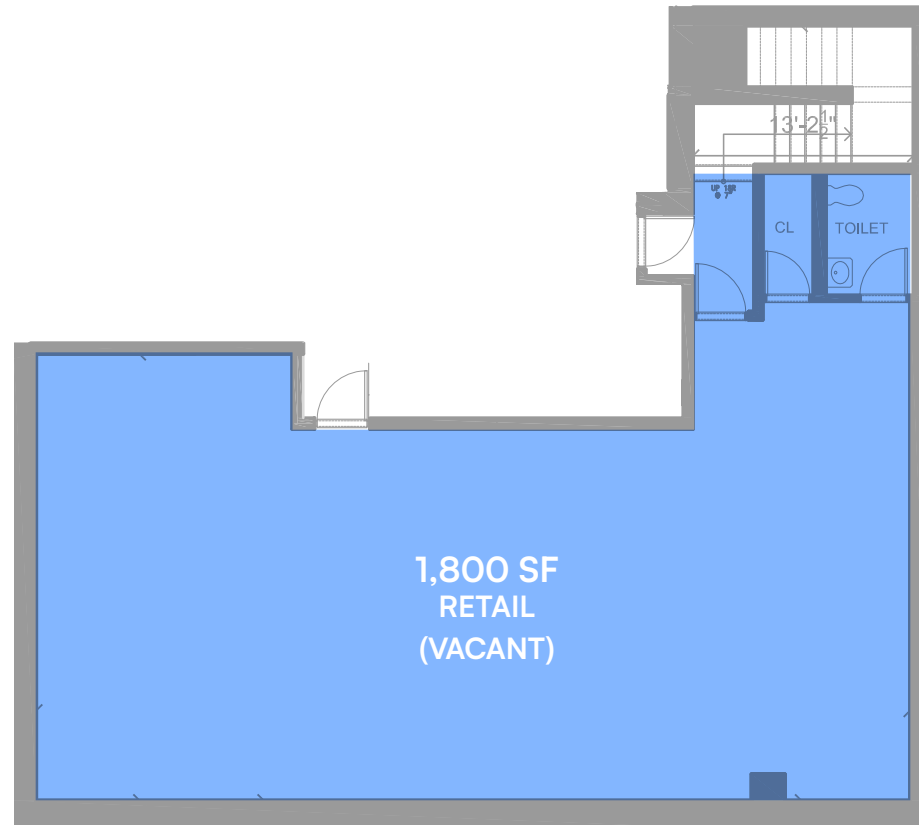
GROUND FLOOR

All square footages are approximate

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FLOOR PLAN



BASEMENT

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PROPERTY PHOTOS



Vacant Retail Space



Vacant Retail Space



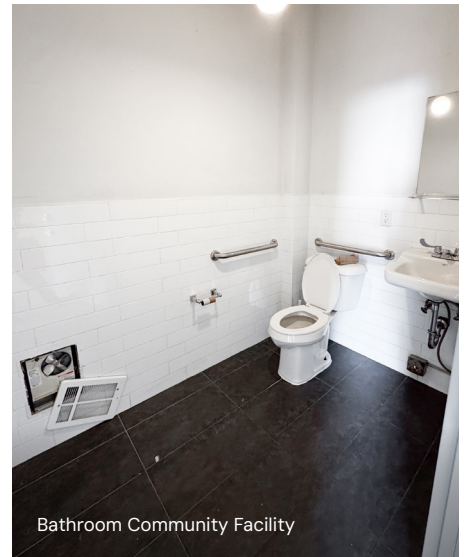
Community Facility



Basement



Community Facility



Bathroom Community Facility

INCOME STATEMENT SUMMARY

CURRENT RENT ROLL BREAKDOWN

TENANT	UNIT	SF	LEASE TERM		ACTUAL BASE RENT			PROJECTED BASE RENT		
			FROM DATE	TO DATE	PER MONTH	PER YEAR	PER SF	PER MONTH	PER YEAR	PER SF
Y7 Holdings, LLC	1 Retail	2,200	08/01/17	06/30/27	\$16,603	\$199,240	\$90	\$16,603	\$199,236	\$90
Vacant	2 Retail	3,700			-	-	-	\$9,500	\$114,000	\$30
Shhhhhpwr Cap	3 CF	420	5/27/2026	06/27/31	\$3,333	\$39,996	\$95	\$2,000	\$24,000	\$57
TOTALS		6,320			\$19,936	\$239,236	\$185	\$28,103	\$337,236	\$53

ACTUAL REVENUES

Actual Base Rent	\$239,236
Misc Property Income	-
TOTAL REVENUES	\$239,236

PROJECTED REVENUES

Projected Base Rent	\$337,236
TOTAL PROJECTED REVENUES	\$337,236

OPERATING EXPENSES

Insurance	\$2,633
Repairs and Maintenance	\$5,000
Real Estate Taxes	\$35,066
Water	\$1,400
CAM	\$11,332
TOTAL EXPENSES	\$55,431
NET ACTUAL OPERATING INCOME	\$183,804
NET PROJECTED OPERATING INCOME	\$281,805

\$4,750,000

Offered At

\$183,804

Actual NOI

\$281,805

Projected NOI

3.87%

In place Cap

5.93%

Projected Cap



PLACE
YOURSELF
ON THE
WILLIAMSBURG
MAP

LOCATION OVERVIEW

WILLIAMSBURG

Situated in the heart of Williamsburg, 170 South 1st Street benefits from one of Brooklyn’s most vibrant and rapidly evolving neighborhoods. This location blends a strong creative spirit with a well-established residential base, offering an engaging mix of historic charm and modern energy. Just steps from Bedford Avenue and a short walk to the Marcy Avenue subway station, the area is alive with independent cafés, art galleries, boutique shops, and a diverse array of restaurants reflecting global influences. Known for its walkability and cultural vitality, South 1st Street enjoys steady foot traffic from both locals and visitors drawn to Williamsburg’s unique character. With a deep sense of community and an entrepreneurial edge, this address stands at the crossroads of tradition and transformation an ideal setting for residents and businesses looking to thrive.

POINTS OF INTEREST

- Domino Park
- The City Reliquary Museum
- McCarren Park
- Marsha P. Johnson State Park

DEMOGRAPHICS

Within a one-mile radius of the property

54,996	139,884	\$133,201
Total Households	People	Avg Household Income

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170 SOUTH 1ST STREET, BROOKLYN, NY 11211

3,700 SF

**BUILDING CONDO IN PRIME
WILLIAMSBURG WITH
3 COMMERCIAL SPACES**

Between Bedford Avenue & Driggs Avenue

For More Information Call: **212.433.3355**

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