

TRI STATE COMMERCIAL®

FOR SALE

FULLY OCCUPIED CORNER FREE MARKET
RESIDENTIAL BUILDING IN THE HEART OF WILLIAMSBURG

350 Manhattan Avenue

Brooklyn, NY 11211

Between Jackson Street & Skillman Avenue

\$16,000,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

TSC.

PROPERTY SUMMARY

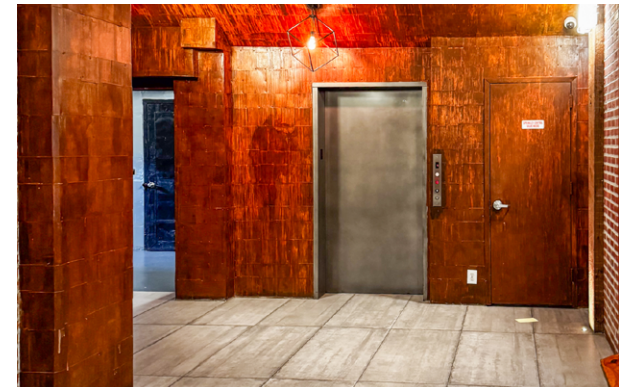
EXECUTIVE SUMMARY

350 Manhattan Avenue presents an exceptional investment opportunity at the intersection of Williamsburg and Greenpoint in Brooklyn. This fully occupied, corner multifamily property comprises approximately 23,900 square feet over six stories, featuring 32 residential units. Meticulously maintained and modernized, the building offers elevator access, on-site laundry, bicycle storage, a fitness center, and a landscaped courtyard. Residents also enjoy a rooftop deck with sweeping Manhattan skyline views and secure entry. This asset is ideally suited for investors seeking a turnkey property with stable cash flow in one of Brooklyn's most dynamic and sought-after neighborhoods.

LOCATION OVERVIEW

Perfectly positioned between Jackson Street and Skillman Avenue, just steps from the Graham Ave subway station, 350 Manhattan Avenue anchors a vibrant corner at the crossroads of Williamsburg and Greenpoint. The property is immersed in a lively, walkable area known for its eclectic mix of cafes, boutiques, and renowned restaurants. Excellent transit connectivity and proximity to McCarren Park and the Northside waterfront enhance its appeal. Surrounded by tree-lined streets and a thriving residential community, the location offers strong demand from both young professionals and families, making it a highly desirable address for tenants and a secure hold for long-term investors.

Address	350 Manhattan Avenue Brooklyn, NY 11211
Location	Between Jackson Street & Skillman Avenue
Block/Lot	2749 / 1
Zoning	R6B
Lot Dimensions	60 FT x 118 FT
Lot Size	10,659 SF
Building Dimensions	60 FT x 118 FT
Building Size	23,900 SF
Building Class	D5
Total Residential Units	32
Delivered	As is
Tax Class	2
Taxes (26/27)	\$319,004



16,000,000

Offered At

6.42%

CAP

60 FT x 118 FT

Lot Dimensions

23,900 SF

Building Size

32

Total Residential Units

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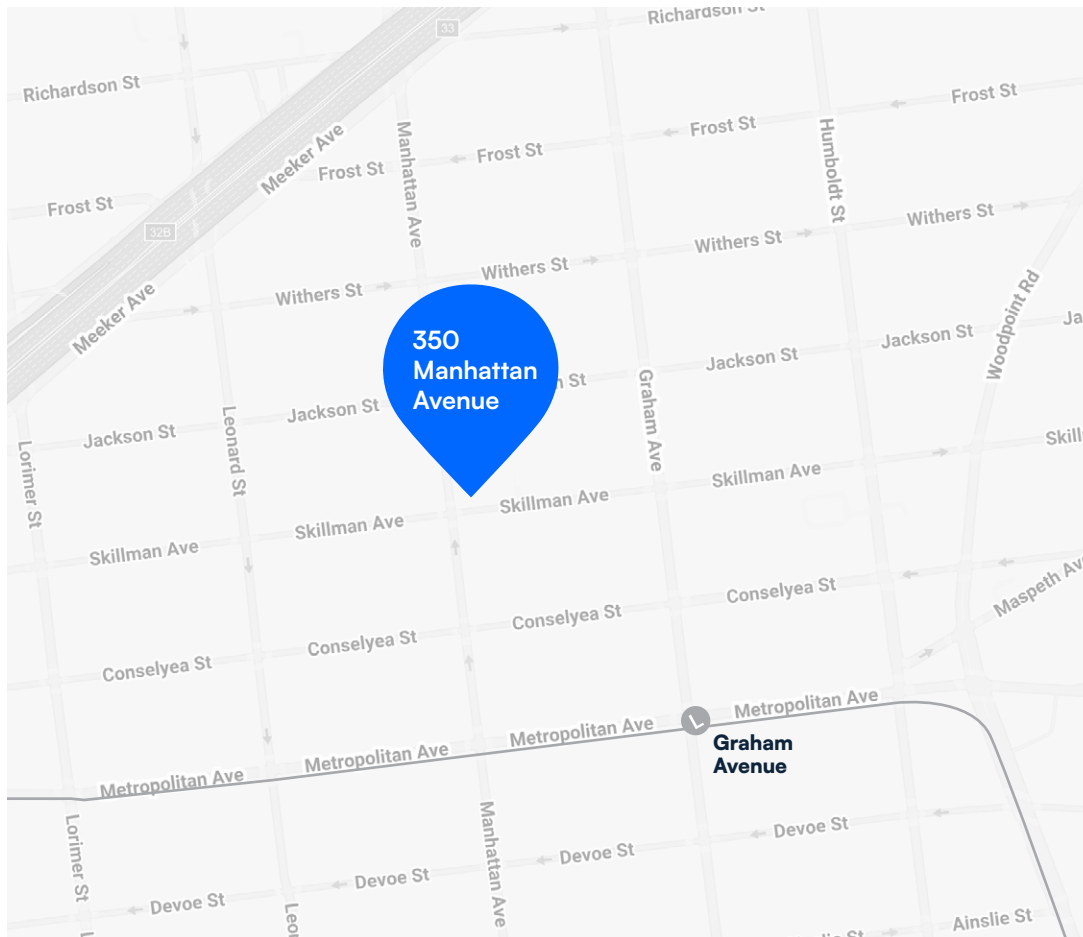
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TRANSPORTATION AND TAX MAP

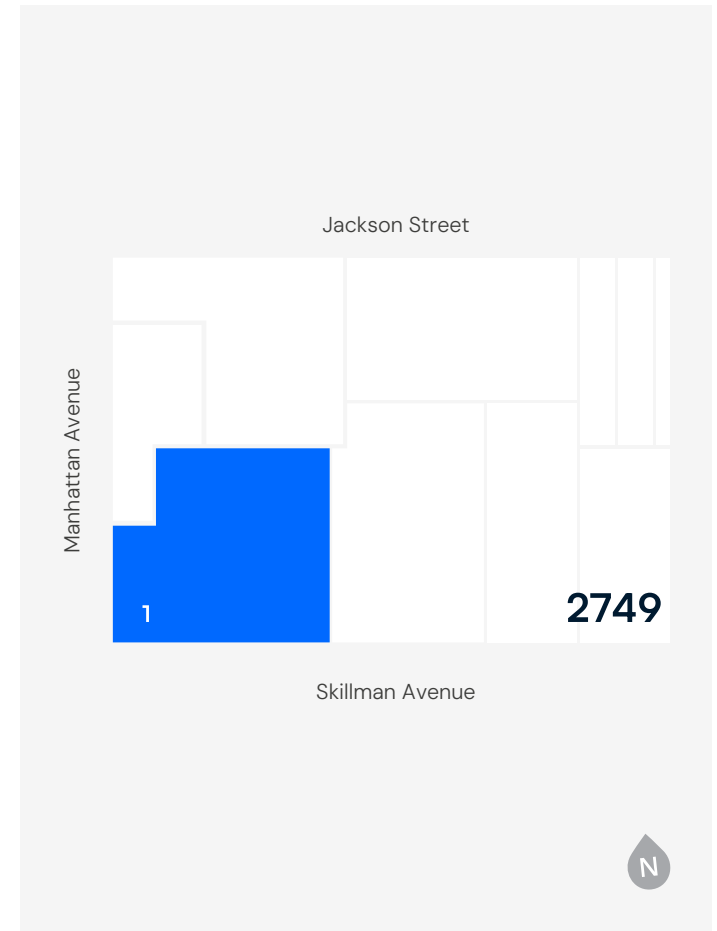
NEAREST TRANSIT

 Train at Graham Avenue

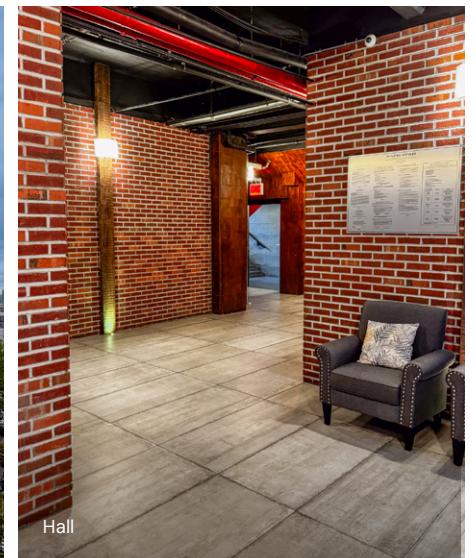
   Bus Lines



TAX MAP



PROPERTY PHOTOS



INCOME STATEMENT SUMMARY

CURRENT RENT ROLL BREAKDOWN

	APT NO.	BR	AKA	SF/NET	RENT	LEASE START DATE	LEASE END DATE	FM STATUS
BASEMENT	101	2	1A	1,055	\$4,700	3/1/2025	2/28/2027	FM
	102	1	1B	1,059	\$4,100	5/15/2019	MTM	FM
	103	1	1D	738	\$3,300	7/1/2017	6/30/2027	FM
	104	1	1E	506	\$3,850	5/1/2026	4/30/2027	FM
	105	1	1F	392	\$4,050	03/01/26	2/28/2027	FM
	1B	3	1C	918	\$3,800	9/1/2018	2/28/2027	FM
FIRST FLOOR	201	1	2D	539	\$3,300	3/1/2013	6/30/2027	FM
	202	1	2E	600	\$3,300	4/1/2021	9/30/2026	FM
	203	-	2A	2,073	\$696	3/1/2012	6/30/2027	RC
	204	-	2B	859	\$5,500	8/1/2026	-	FM
SECOND FLOOR	2C	2	2C	2,612	\$272	3/1/2012	6/30/2028	RC
	301	1	3A	640	\$4,150	2/1/2026	1/31/2027	FM
	302	2	3C	925	\$4,100	10/1/2015	7/31/2026	FM
	303	1	3B	651	\$3,650	11/1/2025	10/31/2026	FM
	304	1	3D	910	\$3,900	9/1/2020	8/31/2026	FM
	305	1	3E	746	\$3,400	4/1/2011	10/31/2026	FM
	306	1	3F	509	\$3,550	6/1/2019	5/31/2027	FM
	307	1	3G	518	\$3,450	11/15/2021	11/30/2026	FM
THIRD FLOOR	3B	3		1,808	\$8,250	8/1/2023	9/30/2026	FM
	401	1	4A	668	\$3,725	3/1/2021	6/30/2027	FM
	402	1	4B	627	\$4,000	12/1/2022	11/30/2026	FM
	403	1	4C	380	\$2,500	1/1/2013	3/31/2027	FM
	404	1	4D	525	\$3,500	2/1/2018	1/31/2027	FM
	405	1	4E	921	\$4,100	4/15/2013	3/31/2027	FM

INCOME STATEMENT SUMMARY

	APT NO.	BR	AKA	SF/NET	RENT	LEASE START DATE	LEASE END DATE	FM STATUS
FOURTH FLOOR	501	1	5A	535	\$3,725	5/1/2023	4/30/2027	FM
	502	1	5B	623	\$4,550	5/15/2025	4/30/2027	FM
	503	-	5E	2,271	\$717	3/1/2012	6/30/2028	RC
FIFTH FLOOR	601	1	6A	668	\$4,000	11/1/2023	10/31/2026	FM
	602	1	6B	632	\$4,500	1/15/2025	4/30/2027	FM
	603	1	6C	380	\$3,450	6/1/2026	5/31/2027	FM
	604	1	6E	549	\$4,500	7/15/2025	7/31/2027	FM
	605	2	6D	921	\$4,400	1/1/2021	12/31/2026	FM

INCOME

MONTHLY TOTAL:	\$118,986
ANNUAL TOTAL:	\$1,427,826

NET OPERATING INCOME

Annual Income	\$1,427,826
Annual Expense	\$401,004
NOI	\$1,026,822

OPERATING EXPENSES

Property Tax	\$319,004
Insurance	\$24,000
Utilities	\$22,000
Management	\$20,000
Water	\$16,000
TOTAL EXPENSES	\$401,004

16,000,000

Offered At

\$1,026,822

NOI

6.42%

CAP

**PLACE
YOURSELF
ON THE EAST
WILLIAMSBURG
MAP**

LOCATION OVERVIEW

WILLIAMSBURG

Williamsburg is one of New York City's most vibrant and creative neighborhoods, known for its dynamic arts scene, eclectic dining, boutique shopping, and lively nightlife. The area combines historic industrial charm with modern luxury living, featuring tree-lined streets and spacious waterfront parks. Excellent transit connectivity via the Graham Avenue subway station and nearby ferry service offers easy access to Manhattan and other boroughs. The neighborhood is popular among young professionals, artists, and families drawn to its cultural richness and strong community spirit.

POINTS OF INTEREST

- McCarren Park
- East River State Park (Waterfront Park)
- Brooklyn Brewery
- Music Hall of Williamsburg
- Marcy Playground

DEMOGRAPHICS

Within a one-mile radius of the property

56,369

Total Households

127,664

People

\$142,936

Avg Household Income

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23,900 SF

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