

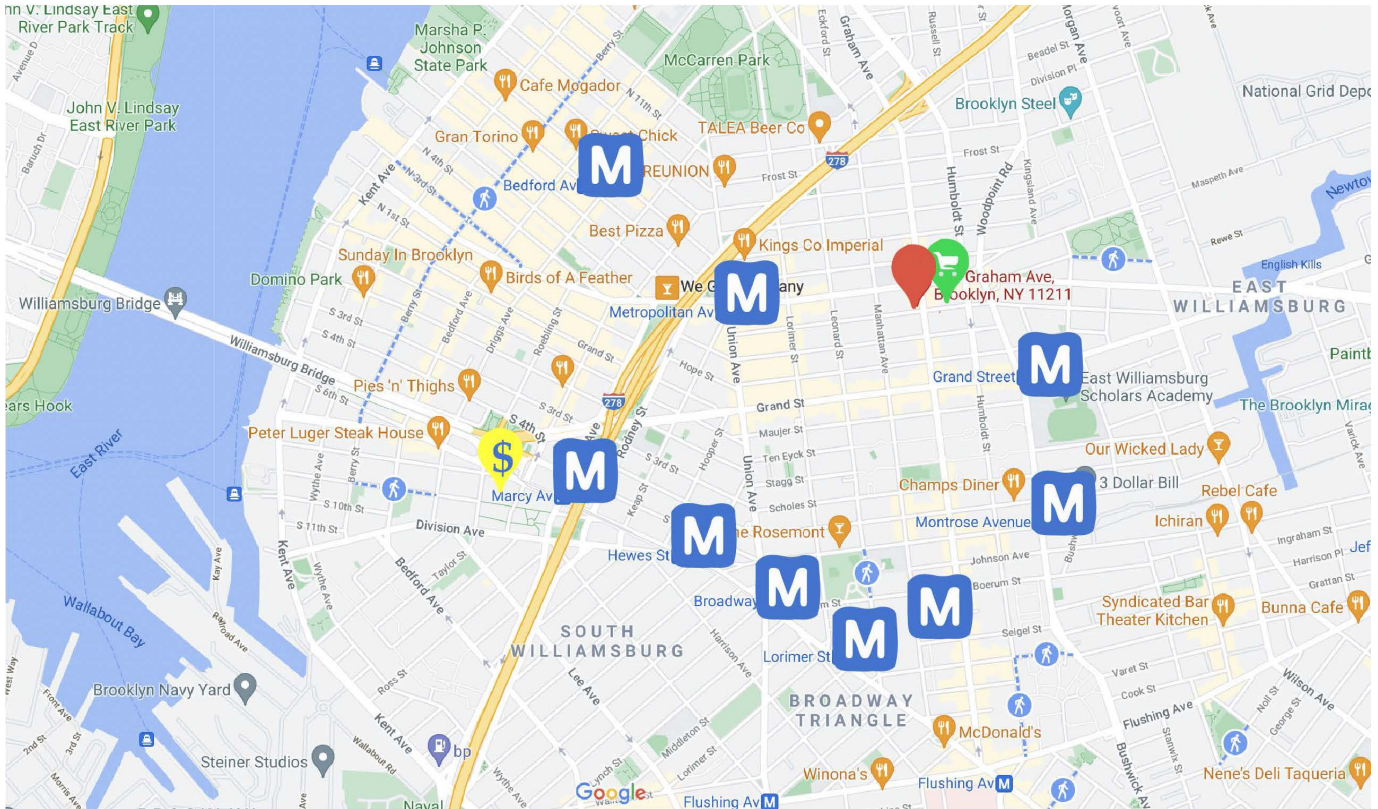
Exclusive Sale Offering Memorandum

323 Graham Ave

Brooklyn, NY 11211



323 Graham Ave



Incredible Development Opportunity in Prime Williamsburg Graham Ave & Metropolitan Ave Intersection

- Mixed-use property 2 Residential Apartments with restaurant space below.
- Apts are vacant and will remain until closing
- Restaurants space is on a month-to-month lease.
- The entire building can be delivered vacant.
- Perfect space for Investor development or a 1031 exchange.
- A commuter's dream for work and play.
- Location is steps from the L train and along with the Graham Ave business Strip.
- Great location for foot traffic and any Commercial Development.

323 Graham Ave

Photos



Photos



Room 1



Room 2



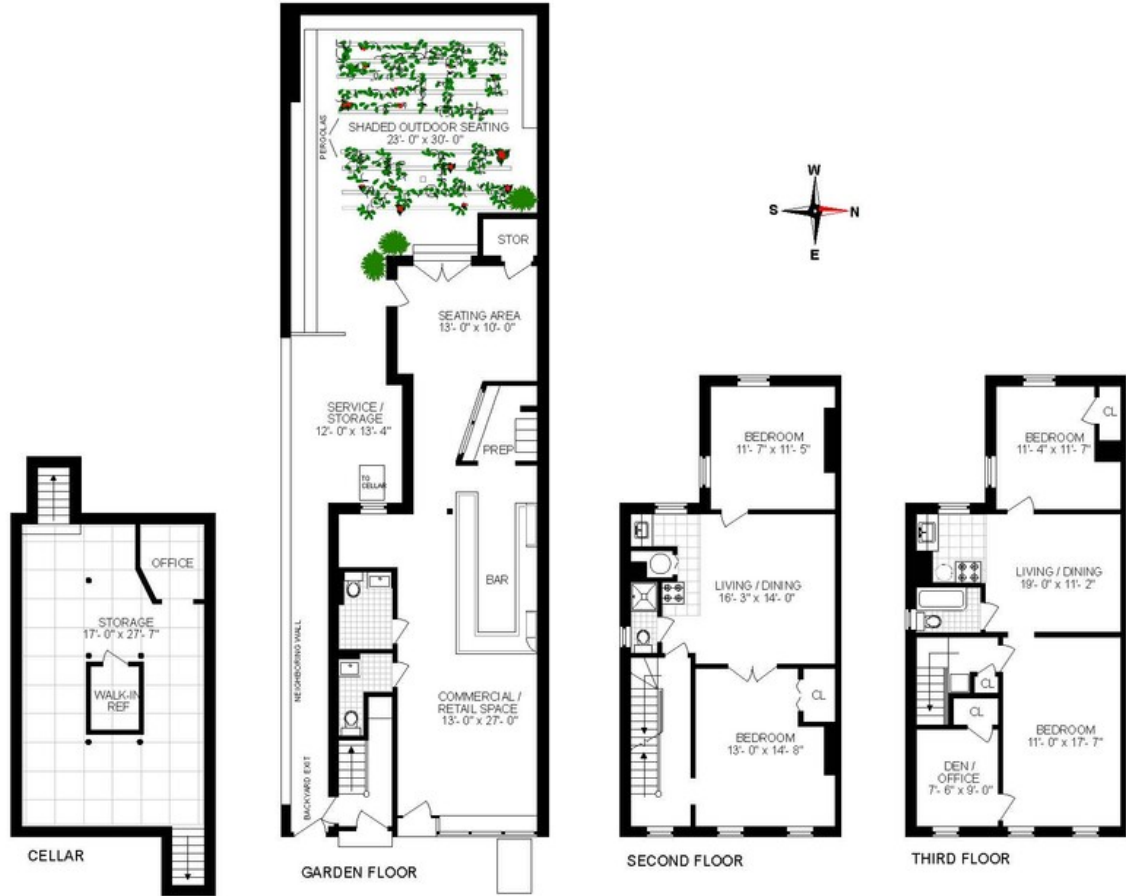
323 Graham Ave Restaurant



323 Graham Ave

Floor Plan

323 Graham Avenue



323 Graham Ave

Floor Plan

Floor 3



Floor 2



Floor 1



323 Graham Ave

Floor Plan



Neighborhood	
Neighborhood	Williamsburg
Community District	1
School District	14
Census Tract	497

Lot:	
Lot Sqft	2,400
Lot Dimensions	25 x 75 ft
Corner Lot	No
Buildings On Lot	1

Building	
Building Class	2 Family + Store (S2)
Building Sqft	2,400
Building Dimensions	20 x 40 ft
Roof Height	33 ft
Ground Elevation	36 ft
Year Built	1930
Stories	3

Zoning	
Zoning Districts	R6A, C2-4
Zoning Map	13B

Floor Area Ratio (FAR)	
Residential FAR	3
Facility FAR	3
FAR As Built	1.28
Allowed Usable Floor Area	5,625
Usable Floor Area As Built	2,400
Unused FAR	3,225

Use:	
Residential Units	1
Residential Sqft	1,600
Avg. Residential Unit Size	800
Commercial Units	1
Retail Sqft	800

Property Taxes	
Tax Class	1
Current Tax Bill	6,328

323 Graham Ave

Financials

Asking Price

\$2,499,999

Allowed Building Sq Ft

5,625 Sqft

Income/Expense Breakdown:

Unit #	Lease Expiry Date	Current Monthly Rent	Current Annual Rent
1	Expired	\$ 2,000	\$ 24,000
2	Expired	\$ 2,000	\$ 24,000
COMM	Expired	\$ 6,000	\$ 72,000

Expense	Annual Amount
Real Estate Taxes	\$ 8,000
Electric	\$ 2,500
Water	\$ 1,300
Insurance	\$ 2,000

Total Annual Income	\$ 120,000
Total Annual Expenses	\$ 13,800
NOI	\$ 106,200