

103 GRAND STREET

Williamsburg, Brooklyn, NY 11206



FOR SALE | Vacant Mixed-Use | 3 Residential / 1 Retail | 5,300 SF

DELIVERED VACANT | **FULLY FREE-MARKET** | **BRICK CONSTRUCTION** | **PRIME CORRIDOR**



BUILDING FEATURES

Location	North side of Grand Street between Berry Street and Wythe Avenue	
Block & Lot	2379 / 36	
Lot Size	25' x 77.25'	Approx.
Lot SF	1,925	Approx.
Ground Floor Dimensions	25' x 77.25'	Approx.
Upper Floor Dimensions	25' x 45'	Approx.
Stories	4	
Building Square Footage	5,306	Approx.
Commercial Units	1	
Residential Units	2	
Total Units	3	
Zoning	R6A / C2-4	(3.0 FAR)
Assessment (20/21)	\$19,300	
R.E. Taxes (20/21)	\$2,407	(Tax Class 2A)

ASKING PRICE \$3,500,000



B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 103 Grand Street, a four-story brick mixed-use building located in Williamsburg, one of Brooklyn's most dynamic markets.

- Previously owner-occupied, will be delivered fully vacant
- Solid brick construction, though in need of full gut-renovation
- Fully free-market, not subject to rent regulation of any kind
- Benefits from protected tax class 2A
- Just one block from Domino Park, a newly developed 5-acre public park on the waterfront
- Benefits from foot traffic generated by thousands of newly developed rental and condo units along the waterfront
- Within blocks of prominent retailers/tenants, including but not limited to Whole Foods, Apple, Equinox, Sephora, Soul Cycle, Supreme, J Crew, Vanessa's Dumplings, etc.
- Within blocks of Bedford Avenue L train stop, as well as the North Williamsburg Ferry terminal

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

BRYAN KIRK
 Director
 646 933 2624
 BKirk@b6realestate.com

ROBERT W. MOORE
 Director
 646 933 2650
 RMoore@b6realestate.com

B6 Real Estate Advisors, LLC copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC.

103 GRAND STREET

Williamsburg, Brooklyn, NY 11206



FOR SALE | Vacant Mixed-Use | 3 Residential / 1 Retail | 5,300 SF



FINANCIAL OVERVIEW

PROJECTED REVENUE

(AFTER RENOVATION)

Unit	Status	Use	SF	Rent / Mo.	Rent / Yr.	\$ / SF
Ground Floor	Vacant	Commercial	1,700	\$10,500	\$126,000	\$74
2nd Floor	Vacant	Residential	1,000	\$4,000	\$48,000	\$48
3rd Floor	Vacant	Residential	1,000	\$4,000	\$48,000	\$48
4th Floor	Vacant	Residential	1,000	\$4,000	\$48,000	\$48
Total			4,700	\$4,901	\$270,000	\$57

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

BRYAN KIRK
Director
646 933 2624
BKirk@b6realestate.com

ROBERT W. MOORE
Director
646 933 2650
RMoore@b6realestate.com

B6 Real Estate Advisors, LLC copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC.

103 GRAND STREET

Williamsburg, Brooklyn, NY 11206



FOR SALE | Vacant Mixed-Use | 3 Residential / 1 Retail | 5,300 SF



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

BRYAN KIRK
Director
646 933 2624
BKirk@b6realestate.com

ROBERT W. MOORE
Director
646 933 2650
RMoore@b6realestate.com

B6 Real Estate Advisors, LLC copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC.

103 GRAND STREET

Williamsburg, Brooklyn, NY 11206



FOR SALE | Vacant Mixed-Use | 3 Residential / 1 Retail | 5,300 SF

NEIGHBORHOOD MAP



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

BRYAN KIRK
 Director
 646 933 2624
 BKirk@b6realestate.com

ROBERT W. MOORE
 Director
 646 933 2650
 RMoore@b6realestate.com

B6 Real Estate Advisors, LLC copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC.