

FOR SALE

37 Frost Street Brooklyn, NY 11211

11 Unit Walk-Up Building | Prime Williamsburg

Ariella
GREY Partner



37 Frost Street, Brooklyn, NY 11211

11 Unit Walk-Up Building | Prime Williamsburg | **FOR SALE**



- 11-unit walkup building on the north side of Frost Street between Union Avenue and Lorimer Street
- Unit mix consists of one 1 bedroom unit and ten studio apartments
- The 1 bedroom unit is rent controlled and the studio units are rent stabilized
- The ten studio units were recently renovated with condo-quality finishes and each feature an in-unit washer and dryer
- One of the ground-floor units features an expansive private backyard, a highly desirable amenity in the neighborhood
- Rent controlled unit offers future upside through eventual conversion to market-rate rent or potential renovation for owner occupancy
- Fully electric building with individual hot water heaters and 100-amp service to each apartment, eliminating gas and oil for simplified, efficient operations
- Protected Tax Class 2A - limits property tax increases year over year
- The property offers long-term condominium conversion potential
- Prime Williamsburg location just two blocks from McCarren Park and within a few blocks of the Lorimer Street L and Metropolitan Avenue G train stations, providing convenient access throughout Brooklyn and swift connectivity to Manhattan



For More Information Contact Our Exclusive
Sales Agents at 212.544.9500 | arielpa.nyc

Benjamin Vago, Esq. x85
bvago@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

For Financing
Information:

Matthew Dzbanek x48
mdzbanek@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 18, 2026 7:24 pm

37 Frost Street, Brooklyn, NY 11211

11 Unit Walk-Up Building | Prime Williamsburg | **FOR SALE**



Property Information

Block / Lot	2731 / 33
Lot Dimensions	25' x 100'
Lot Sq. Ft.	2,500
Building Dimensions	25' x 55'
Stories	3
Residential Units	11
Building Sq. Ft.	4,125
Zoning	M1-2/R6B / MX-8
FAR (Standard)	2.00
Buildable Sq. Ft. (Standard)	5,000
FAR (UAP)	2.40
Buildable Sq. Ft. (UAP)	6,000
Air Rights Sq. Ft.	875
Tax Class	2A
Assessment (26/27)	\$121,945
Real Estate Taxes (26/27)	\$15,169

*All square footage/buildable area calculations are approximate

Ownership Requests Proposals

For More Information Contact Our Exclusive
Sales Agents at 212.544.9500 | arielpa.nyc

Benjamin Vago, Esq. x85
bvago@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

For Financing
Information:

Matthew Dzbanek x48
mdzbanek@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 18, 2026 7:24 pm

37 Frost Street, Brooklyn, NY 11211

11 Unit Walk-Up Building | Prime Williamsburg | **FOR SALE**



Financial Summary - Projected

Potential Monthly Income	\$33,986	
Potential Annual Income	\$407,836	
Less Residential Vacancy Rate Reserve (3.00%):	(\$12,235)	
Gross Operating Income:	\$395,601	
Less Expenses:	(\$70,180)	17% of SGI
Net Operating Income:	\$325,420	

Expenses (Estimated)

Real Estate Taxes (26/27)	\$15,169	Repairs & Maintenance	\$8,250
Tax Reimbursement	\$0	Payroll	\$5,500
Water & Sewer	\$11,000	Legal/Miscellaneous	\$3,956
Insurance	\$13,200	Management	\$11,868
Electric	\$1,238	Gross Operating Expenses:	\$70,180

Rent Roll

Unit	Unit Type	Unit Status	Actual/Projected	Monthly Rent	Lease Expiration
1A / 1L	1 BR	RC	Actual	\$800	04/30/2023
1B	1 BR	RS	Projected	\$3,319	-
1D	1 BR	RS	Actual	\$3,319	05/31/2027
2A	1 BR	RS	Projected	\$3,319	-
2B	1 BR	RS	Projected	\$3,319	-
2C	1 BR	RS	Actual	\$3,319	04/30/2027
2D	1 BR	RS	Actual	\$3,319	05/31/2027
3A	1 BR	RS	Actual	\$3,319	05/31/2026
3B	1 BR	RS	Actual	\$3,319	04/30/2027
3C	1 BR	RS	Actual	\$3,319	04/30/2027
3D	1 BR	RS	Actual	\$3,319	05/27/2027
Total Monthly Income				\$33,986	
Total Annual Income				\$407,836	

Ownership Requests Proposals

For More Information Contact Our Exclusive Sales Agents at 212.544.9500 | arielpa.nyc

Benjamin Vago, Esq. x85
bvago@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

For Financing Information:

Matthew Dzbanek x48
mdzbanek@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 18, 2026 7:24 pm

37 Frost Street, Brooklyn, NY 11211

11 Unit Walk-Up Building | Prime Williamsburg | **FOR SALE**



Property
Photos

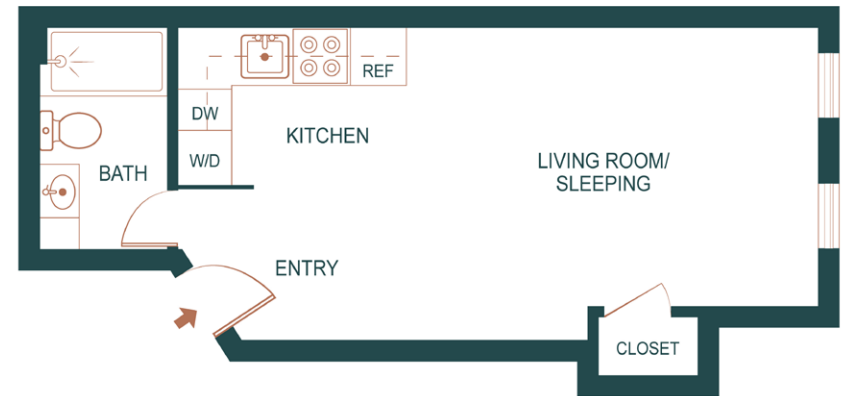


37 Frost Street, Brooklyn, NY 11211

11 Unit Walk-Up Building | Prime Williamsburg | **FOR SALE**



Floor Plans



Ownership Requests Proposals

For More Information Contact Our Exclusive
Sales Agents at 212.544.9500 | arielpa.nyc

Benjamin Vago, Esq. x85
bvago@arielpa.com

Victor Sozio x12
vsocio@arielpa.com

For Financing
Information:

Matthew Dzbanek x48
mdzbanek@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 18, 2026 7:24 pm

37 Frost Street, Brooklyn, NY 11211

11 Unit Walk-Up Building | Prime Williamsburg | **FOR SALE**



37 Frost Street is nestled in the heart of Brooklyn's dynamic and creative industrial hub, offering a vibrant mix of urban living and artistic flair.

Transportation Score



98

Public Transportation



97

Walker's Paradise



94

Rider's Paradise

Visit Walk Score Website →



For More Information Contact Our Exclusive Sales Agents at 212.544.9500 | arielpa.nyc

Benjamin Vago, Esq. x85
bvago@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

For Financing Information:

Matthew Dzbanek x48
mdzbanek@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 18, 2026 7:24 pm