

FOR SALE

921 Metropolitan Avenue, Brooklyn, NY 11211

6 Unit Walk-Up Building in Williamsburg



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- A photograph of a multi-story building with a grey facade and white window frames. A large, dark metal structure, possibly a rooftop deck or scaffolding, is visible in the foreground, partially obscuring the building. The sky is blue with some clouds.
- 3-Story walk-up building with 6 apartments; the building is fully stabilized
 - All units are 2 bedrooms with one bathroom
 - Protected Tax Class 2A - limits property tax increases year over year
 - 3 blocks from the Graham Avenue L subway station providing accessible and quick transport to Manhattan
 - Located in a thriving pocket of Williamsburg, seeing immense growth and development offering many restaurants, nightlife, shops and experiences throughout

Exclusively Represented By
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For Financing
Information:

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Block / Lot	2913 / 70
Lot Dimensions	25.33' x 100'
Lot Sq. Ft.	2,533
Building Dimensions	25.33' x 55'
Stories	3
Total Units	6
Building Sq. Ft.	4,180
Zoning	R6B / C2-4
FAR (UAP)	2.00
Buildable Sq. Ft.	5,066
Air Rights Sq. Ft.	886
Tax Class	2A
Assessment (25/26)	\$95,042
Real Estate Taxes (25/26)	\$11,880

*All square footage/buildable area calculations are approximate

Asking Price: \$1,250,000

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Financial Summary			Expenses (Actual*/Projected)			
Potential Gross Annual Income	\$118,947		Real Estate Taxes (25/26)	\$11,880	Repairs & Maintenance	\$3,600
Less Vacancy Rate Reserve (3.00%):	(\$3,568)		Water & Sewer*	\$4,084	Payroll	\$3,120
Gross Operating Income:	\$115,378		Insurance	\$5,700	Legal/Miscellaneous	\$1,154
Less Expenses:	(\$36,457)	31% of SGI	Fuel*	\$2,760	Management	\$3,461
Net Operating Income:	\$78,921	6.31% Cap Rate	Electric*	\$698	Gross Operating Expenses:	\$36,457

Rent Roll

Unit	Unit Type	Unit Status	Actual / Projected	Monthly Rent	Lease Expiration
1L	2 BR	RS	Projected	\$2,160	-
1R *	2 BR	RS	Actual	\$1,424	9/30/2025
2L	2 BR	RS	Vacant	\$1,850	-
2R	2 BR	RS	Actual	\$1,850	12/31/2025
3L	2 BR	RS	Actual	\$1,666	9/30/2025
3R	2 BR	RS	Actual	\$963	10/31/2025
Total Monthly Income				\$9,912	
Total Annual Income				\$118,947	

Asking Price: \$1,250,000

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Interior Photos



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Williamsburg is a Brooklyn neighborhood in New York City, known for its artsy vibe, trendy shops, and lively nightlife. It has many cafes, street art, and great views of Manhattan.

Transportation Score



88

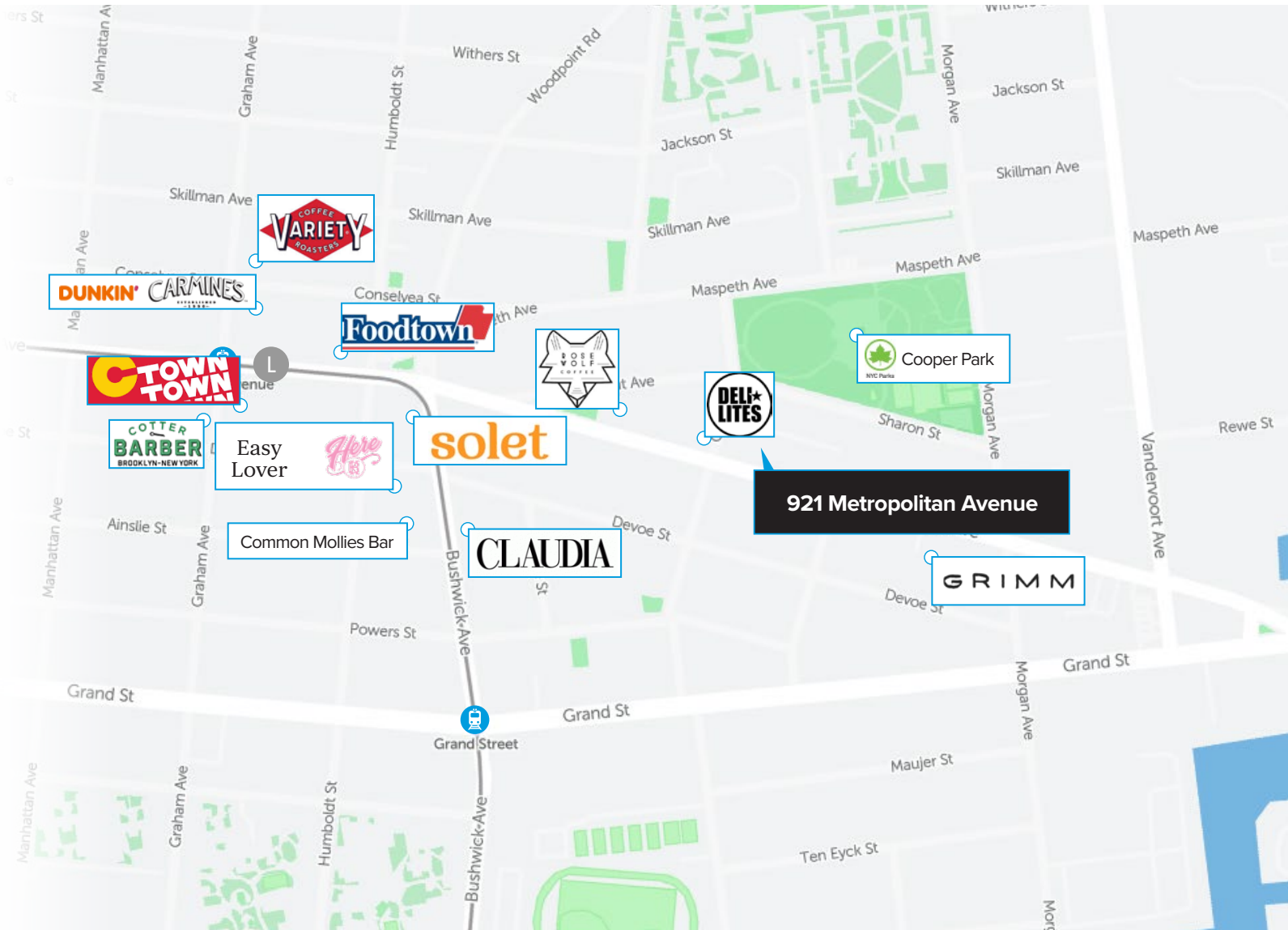
Public Transportation



93

Walker's Paradise

[Visit Walk Score Website](#) →



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