



WILLIAM-GREEN
REAL ESTATE

**EXCLUSIVE PROPERTY
FOR SALE**

THE BERRY

266 Berry Street Brooklyn, N.Y. 11249



PROPERTY OVERVIEW

Property sq. ft.	3,600 sq. ft. plus basement
Lot Size	20 ft. x 75 ft.
Building size	20.58 x 45
Zoning	R6

Expenses:

Property Taxes	\$2,953
Water	\$4,000
Insurance	\$6,000
Heat	Paid by the tenants
Electricity Hallway	\$1,200
Total annual expenses	\$14,153

Pro-forma income:

Garden apartment plus basement	\$5,500
2nd floor	\$5,500
3rd floor	\$5,500
4th floor	\$5,500
Total monthly	\$22,000
Annual Total	\$264,000
NOI	\$249,847

Asking Price	\$3,150,000
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ABOUT THE PROPERTY AND FEATURES

266 Berry Street is located between South 1st Street and South 2nd Street in Williamsburg. The property is in a shell condition giving any buyer a blank canvas. Each floor is approximately 900 SF with high ceilings and exposed brick. Bring your own architect and create your dream home as a single family residence, set up as owner duplex with 2 apartments to receive rental income or use it as 4 units investment property. Possibilities are endless.

Proposed Floor Plan for 4 units



CELLAR PLAN
1/4" = 1'-0"

BASEMENT PLAN
1/4" = 1'-0"

FIRST FL PLAN
1/4" = 1'-0"

2ND & 3RD FL PLAN
1/4" = 1'-0"