



**WILLIAM-GREEN**  
REAL ESTATE

**PROPERTY FOR SALE**

**276 GRAND STREET**

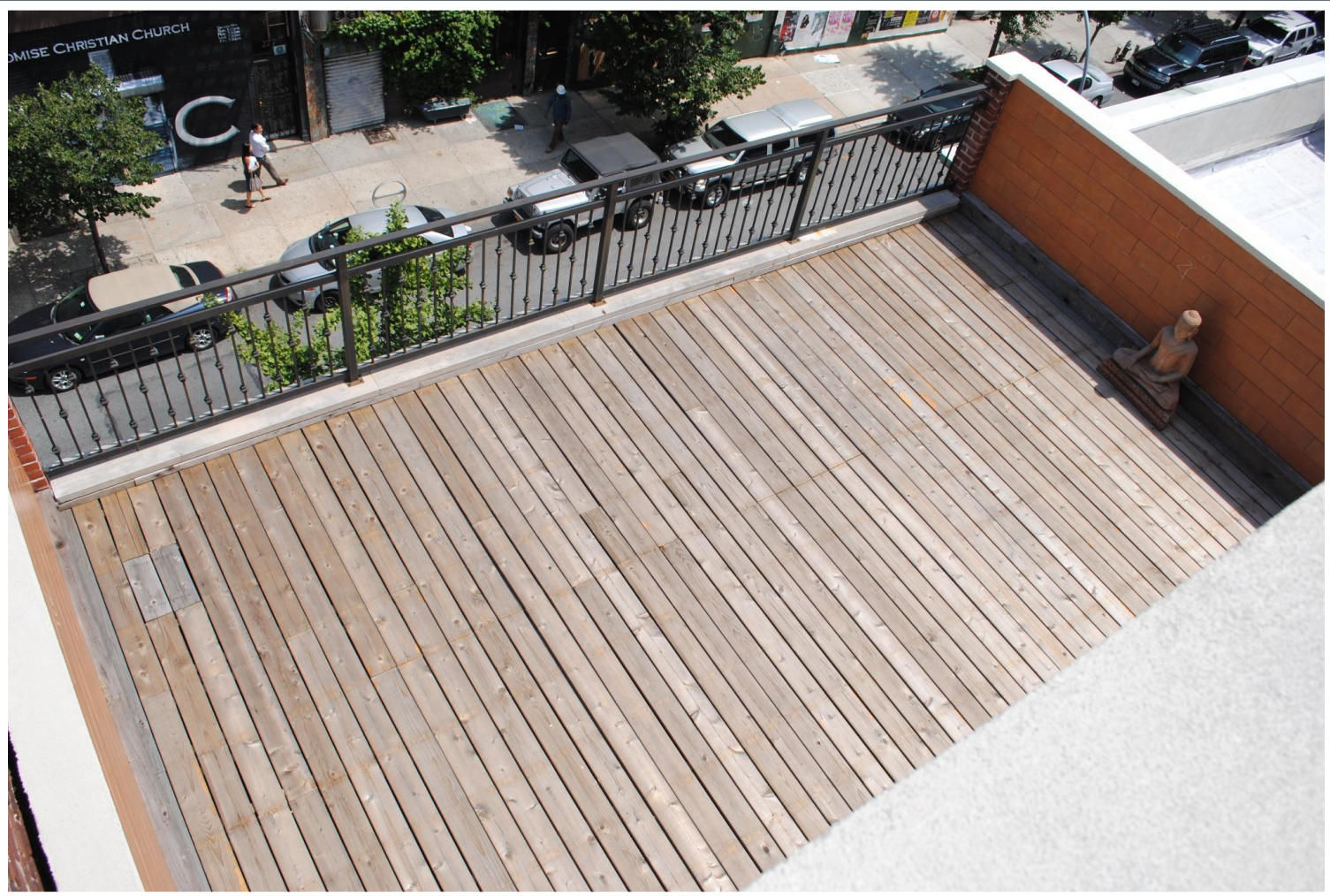
Brooklyn, N.Y. 11211



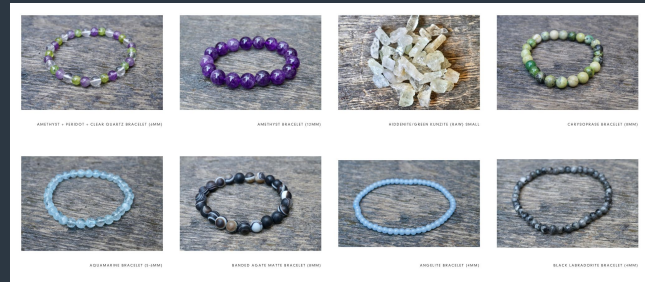
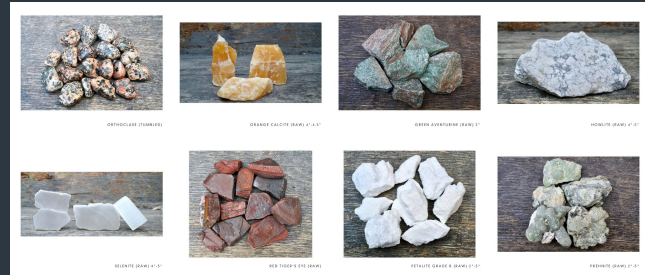
Located between Roebling Street and Havemeyer Street in HOTSPOT center of historic WILLIAMSBURG in Brooklyn's most entertaining, professional and artistic neighborhoods. In close proximity to the J, M, Z & L Subways and East River Ferry. Commuting to Manhattan couldn't be more convenient. Large bright floor to ceiling windows that bring in all of the natural light you could ever want, High Ceiling, new hardwood floors & distinctive soft lighting fixtures, washer and dryer, intercom, security system, central A/C, apartment is pre-wired for cable. The building consist of 4 apartments plus retail store. 3 x 1 Bedrooms with balconies, 1 x 2BR penthouse duplex with two private balconies and 3 private terraces.







# Retail “June’s House of Crystals”





# PROPERTY OVERVIEW

Property sq. ft.	5,850 sq. ft. including lower level
Lot Size	25 ft. x 75 ft.
Zoning	R6B / C2 - 4

## Expenses:

Property Taxes	\$13,729
Water	\$5,000
Insurance	\$6,000
Heat	Paid by the tenant
Electricity Hallway	\$2,000
Total annual expenses	\$24,729

## Income:

Commercial Space	\$8,500 June's House of Crystals
2F 1BR 1BTH	\$3,500
2R 1BR 1BTH Balcony	\$3,350
3F 1BR 1BTH	\$3,500
PH 2BR 2BTH 3 Terraces	\$5,000

Total monthly	\$23,850
Annual Total	\$286,200
NOI	\$261,471

Asking Price \$5,250,000