



197 Nassau Avenue

197 Nassau Ave, Brooklyn, NY 11222



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197 Nassau Avenue

\$3,950,000

Native Real Estate is pleased to present 197 Nassau Avenue in Greenpoint.

Current 7.5% cap rate!

With 6 residential units and two store fronts, this building is the perfect opportunity for an end user, investor or exchange opportunity in its clean original condition.

Most apartments already have a dishwasher, central air, updated kitchen and bathroom and laundry in unit or in building!

Amazing original details well preserved and treated such as original hardwood floors, exposed brick walls etc.

Building: 25×58

Lot: 25×100

Unused FAR: 650SF

The building has been maintained and updated over the years.

Located steps from McGolrick Park, in between Humboldt and North Henry Street, and surrounded by a number of trendy restaurants, bars, cafes, and shops.

More info is available on request.



Price: \$3,950,000

No. Units: 8

Property Type: Multifamily

Property Subtype: Apartment

Building Class: C

Sale Type: Investment

Cap Rate: 7.25%

Lot Size: 0.06 AC

Gross Building Area: 4,350 SF

Gross Rent Multiplier: 12.39

No. Stories: 3

Year Built: 1928

Parking Ratio: 0/1,000 SF

Zoning Description: R6B

APN / Parcel ID: 02654-0034



**197 Nassau Avenue,
Brooklyn NY 11222**

Asking price: \$3,950,000

PROPERTY INFORMATION:

Total units: 6 unit / 2 stores Mixed Use
Property SF: 4350SF
Additional FAR: 650SF (Max Allowed 5000SF)
Lot: 25x100
Zoning: R6B, C2-4

Rent Roll 2026

Unit:	Monthly rent:	Use description:
1A	\$2,200	Art studio Commercial
1B	\$2,445	Art studio Commercial
1R	\$2,600	Alcove 1BR
1L	\$2,900	Alcove 1BR
2R	\$3,348	2BR
2L	\$3,750	2BR
3R	\$4,450	3BR
3L	\$4,750	3BR
ADDITIONAL INCOME:	\$120	Laundry in basement

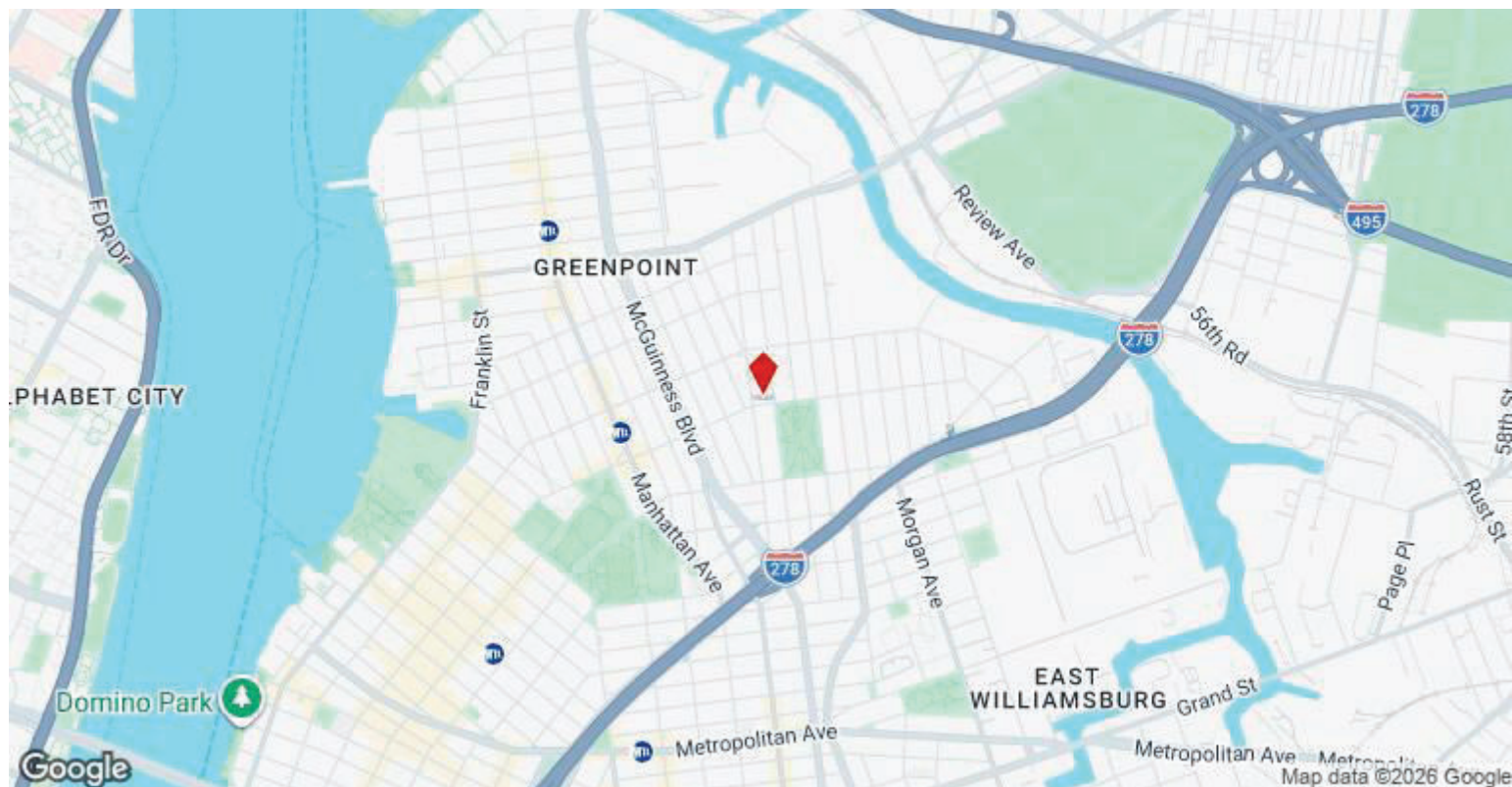
Total Gross Income per month: \$27,883
Total Gross Income per annual: \$318,756

Rough Expenses:

Electricity: \$2,500
Insurance: \$5,000
Water: \$4,500
Gas: \$4,500
Taxes: \$15,979

Total expenses: \$32,476

Total Net Income Per annual: \$286,277
Cap Rate: 7.5%



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Property Photos



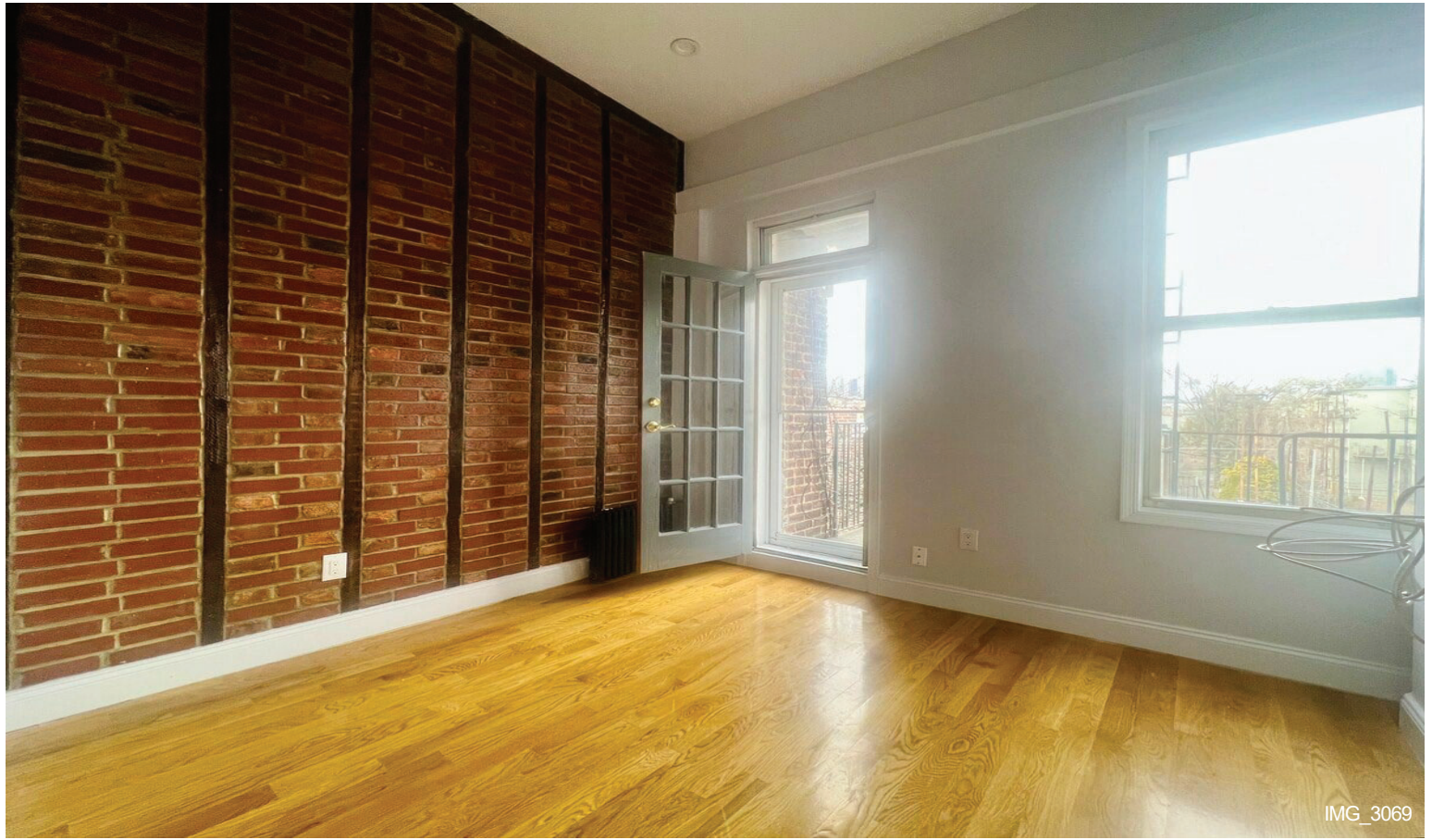
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Building Photo



2nd photo