OFFERING MEMORANDUM

426-430 Union Avenue

Williamsburg Brooklyn

Corner Property | Free Market | 10-Unit Mixed Use

Contact Exclusive Broker:

Jennifer Doscher

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Investment Highlights

Exceptional Investment & Development Opportunity! Positioned prominently on the corner of Union Avenue and Devoe Street, this free-market, 10-unit mixed-use property spans three contiguous buildings on a single tax lot with significant remaining FAR for future development. The property includes a 5-family residential building, a 2-unit retail/office building, and a 2-unit loft/office building, plus a backyard, rooftop, two basements, a 325 SF bonus workspace, and two legal curb cuts. With a projected pro forma NOI exceeding $550,000 in its current condition with only minimal renovations, the asset offers strong cash flow and low maintenance. All units are free-market and in excellent condition, with tenants currently paying below-market rents. Nine of the ten units are on month-to-month leases, providing exceptional flexibility for repositioning, rent growth, or redevelopment.

- 50% Seller Financing Available
- Zoned R7A | C2-4 with Unused FAR* - Pursue Partial or Full Redevelopment. Additional Development Rights (Buyer to Verify)
- Lot Size: 5,400 square feet (50'X108')
- Building SQFT - 10,800
- Month-to-Month leases - offering flexibility to increase rents or vacate the property
- Income- Producing Property During Redevelopment Planning

426-430 Union Ave, Brooklyn, NY 11211

Building Summary

Neighborhood	Williamsburg
Property Type	Mixed Use
Number of Units	10
Status	Free Market
Unit Types	Office | Retail | Residential
Unit Sizes	325-1800SF
Heating	Gas / Boiler
Building SF	10,800 SF
Lot Size	50 X 108
Lot SF	5,400
Block & Lot	2761-01
FAR	4
FAR as Built	2
Zoning.	R7A, C2

Property Summary

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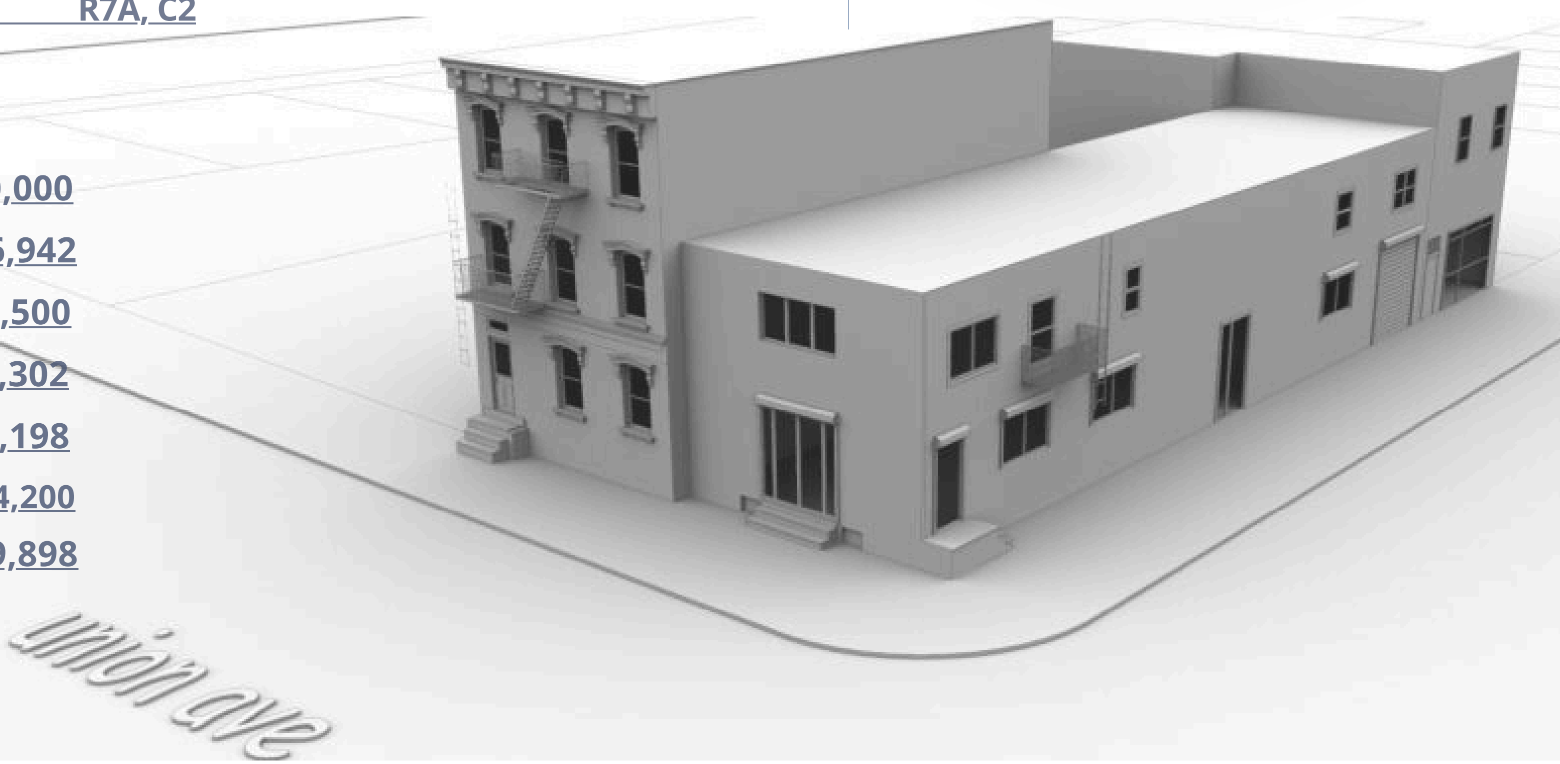
Financial Summary

Price	$9,200,000
Annual Taxes	$56,942
Gross Income	$445,500
Expenses	$84,302
NOI	$361,198
Proforma Gross Income	$634,200
Proforma NOI	$549,898



430 Union Ave, 426 Union Ave (aka 1-5 Devoe), 9 Devoe Street

Three Contiguous Free Market Buildings in Prime Williamsburg

Unit	Status	SF (estimated)	Type	Current Rent	ProForma Rent	Lease Exp
430 Union -1	FM	1000	2 bed -2 bath	$2,600	$5,000	Month to month
430 Union - 2F	FM	550	Junior 1-bed	$2,675	$3,150	Month to month
430 Union - 2R	FM	550	Junior 1-bed	$2,750	$3,150	Month to month
430 Union - 3F	FM	550	1 Bed-1 Bath	$3,250	$3,500	10/31/2026
430 Union - 3R	FM	550	1 Bed-1 Bath	$2,500	$3,500	Month to month
1-5 Devoe Street - 1	FM	1600	Retail/Office	$6,100	$10,000	Month to month
1-5 Devoe Street - 2	FM	1800	Retail/Office	$5,500	$9,750	Month to month
1-5 Devoe Street - 3	FM	325	Retail/Office	$1,800	$1,800	Month to month
9 Devoe Street - 1	FM	1200	Office/Loft	$4,750	$6,500	Month to month
9 Devoe Street - 2	FM	1200	Office/Loft	$5,200	$6,500	Month to month
Total Monthly Income				$37,125	$52,850	
Total Annual Income				$445,500	$634,200	

Expenses (Estimated)	
Real Estate Taxes	$56,942
Water & Sewer	$6,705
Insurance	$10,000
Gas	$4,275
Electric	$3,180
Repairs, mainteace	$3,200
Gross Expenses:	**$84,302**

Financial Summary	Existing	Proforma
Residential Income:	$165,300	$219,600
Commercial Income	$280,200	$414,600
Total Gross Income	**$445,500**	**$634,200**
Less Expenses:	$84,302	$84,302
Net Income:	**$361,198**	**$549,898**

Lot Dimensions:	50 x 108	FAR	4
Lot Sq Ft	5,400	FAR as built	2
Building Sq Ft	10,800)	Block & Lot	2761-01
Stories	5/2	Residential Units	5
Zoning:	RA, C2-4	Commercial Units	10

*Buyer to confirm all buildable SQFT. Square footage of each unit is approximate and must be verfied.

For more information contact exclusive agent:
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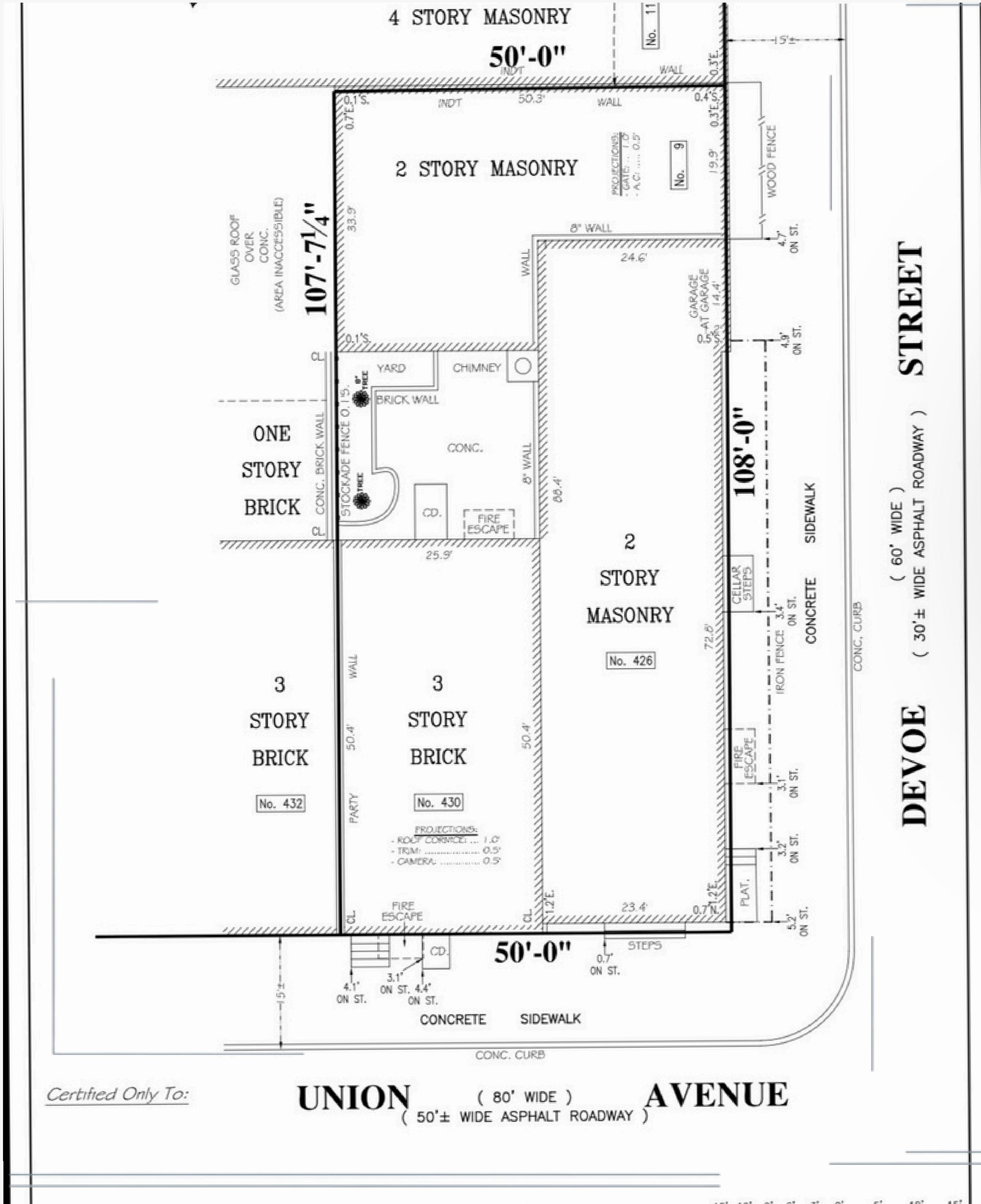
Rent Roll
Financial Summary
426-430 Union Avenue

Williamsburg continues to be one of Brooklyn's strongest-performing residential markets, with newly developed condominium sales regularly achieving approximately $1,400-$1,700 per square foot. Commercial condominium space in the neighborhood also commands premium pricing, with retail units commonly selling in the $1,000-$1,300 per square foot range, reflecting strong investor and end-user demand.

The rental market remains equally robust, with newly constructed residential apartments achieving approximately $70+ per square foot annually, while prime ground-floor retail spaces command premium rents $100+ per square foot. The pricing assumptions used in the accompanying pro forma are intentionally conservative relative to current market conditions, providing investors with a realistic and supportable projection while preserving additional upside potential.



Survey

426-430 Union Ave
Brooklyn, NY

Neighborhood Overview

Willliamsburg, Brooklyn, NY

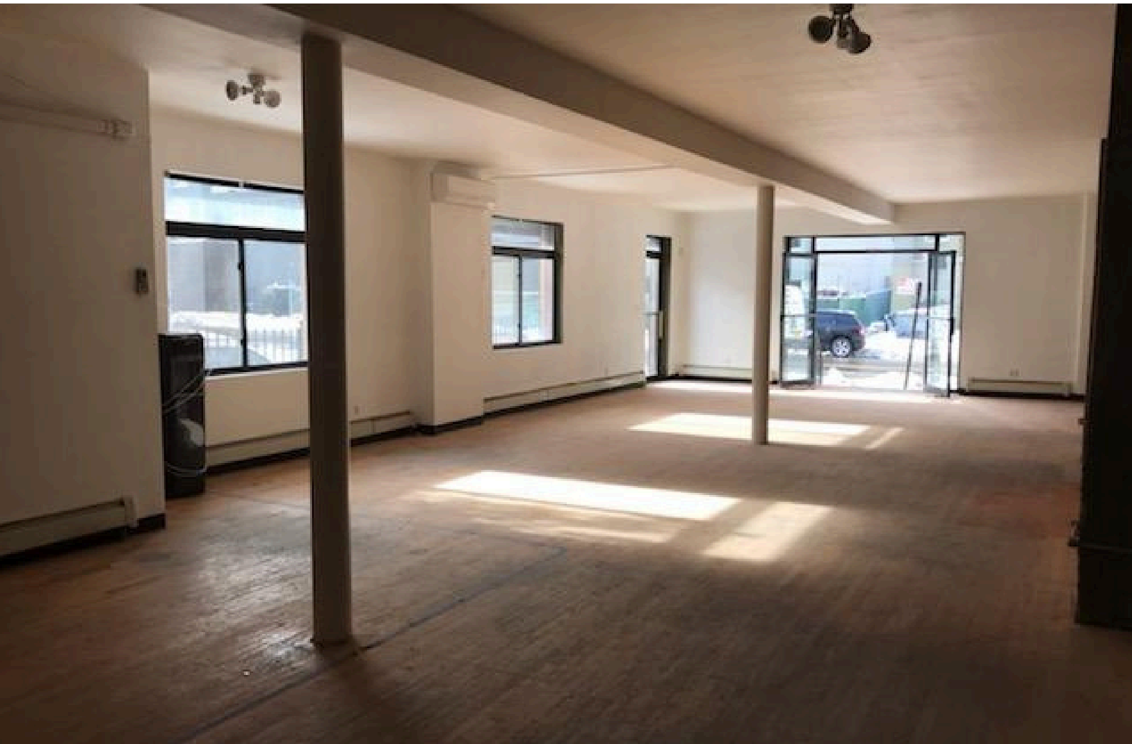
Located in the heart of Williamsburg, Brooklyn, 426–430 Union Avenue is positioned in one of New York City's most established and sought-after mixed-use neighborhoods. Williamsburg continues to attract residents, retailers, and investors with its vibrant streetscape, strong rental demand, and limited development opportunities.

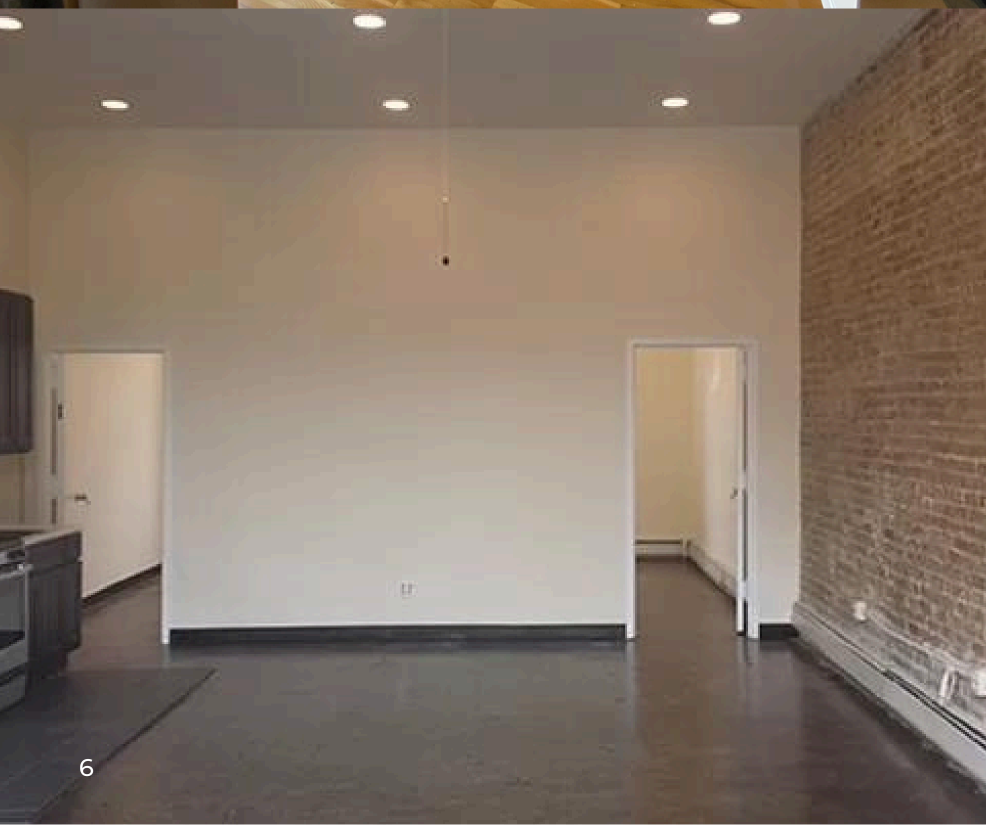
The property benefits from its proximity to the Metropolitan Avenue L & G subway station, providing convenient access to Manhattan, Downtown Brooklyn, and Queens. The surrounding area is home to a diverse mix of residential buildings, neighborhood retail, restaurants, cafés, offices, and creative businesses, creating a live-work-play environment that supports long-term demand.

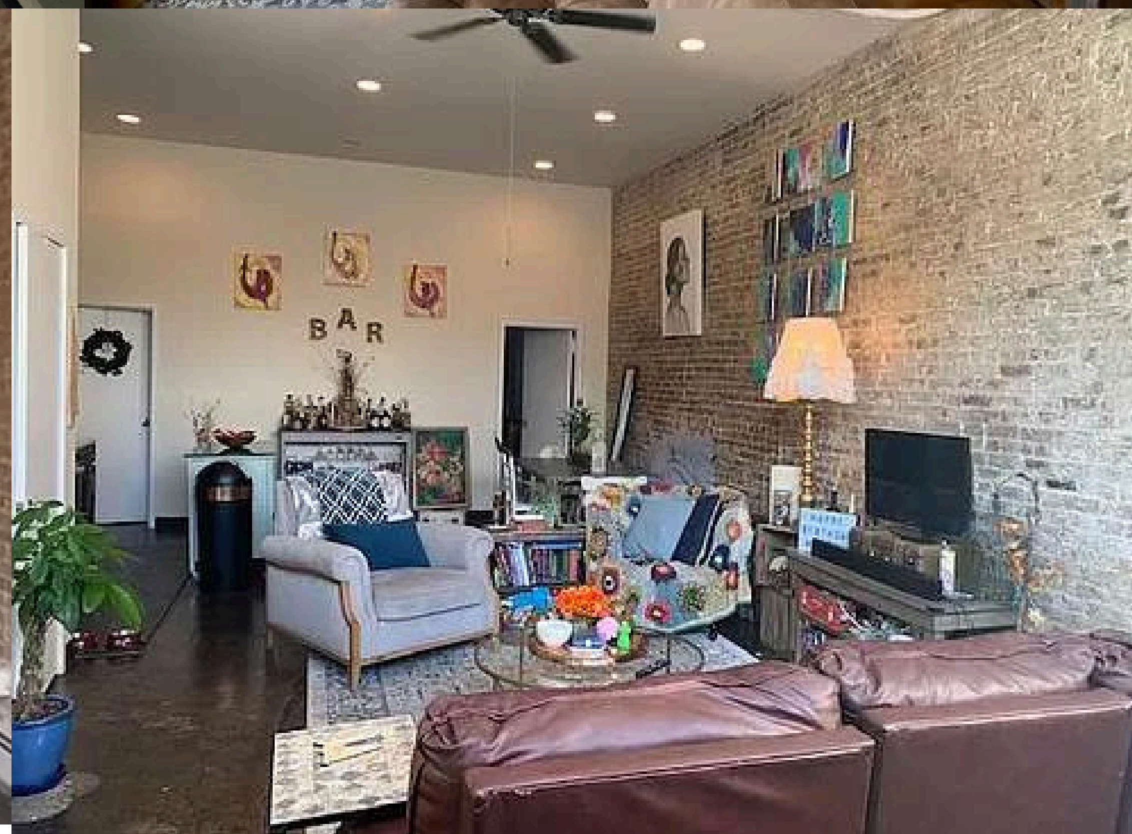
Williamsburg remains one of Brooklyn's premier investment markets, driven by high barriers to entry, a strong local economy, and continued public and private investment. With limited available development sites and consistent demand for residential and mixed-use properties, the neighborhood continues to offer compelling opportunities for investors and developers seeking long-term value.


Renderings


Renderings



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