

OFFERING MEMORANDUM

62

62 Wyckoff Street

TOWNHOUSE · BROOKLYN, NEW YORK 11201 | COBBLE HILL

\$5,750,000

ASKING PRICE

3,600 SF

BUILDING SIZE

7%

CAP RATE

2 Units

DUPLEX + TRIPLEX

SERHANT.

Confidential Offering Memorandum

This Offering Memorandum ("OM") has been prepared by SERHANT. Commercial ("Broker") on behalf of the owner ("Seller") of the property located at 62 Wyckoff Street, Brooklyn, New York 11201 (the "Property"). This OM is intended solely for the use of the party to whom it has been delivered and is not to be reproduced or used for any other purpose, nor is it to be made available to any other person without the prior written consent of Broker.

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The value of this investment to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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By accepting this OM, you agree to keep all information contained herein strictly confidential and to use the information solely for the purpose of evaluating a potential acquisition of the Property. This OM is subject to errors, omissions, changes of price, prior sale, or withdrawal without notice.

ABOUT THE PROPERTY

62 Wyckoff Street is a fully renovated and fully furnished townhouse in the heart of Cobble Hill, offering exceptional flexibility for both end-users and investors. Currently configured as one triplex and one duplex, the property allows for multiple living scenarios — occupy one unit while generating income from the other, maintain it as a high-performing hospitality asset, or seamlessly combine both residences into a spacious single-family townhouse.

Featuring high ceilings, oversized bay windows, and thoughtfully designed interiors, the home is bright, airy, and turnkey throughout. A large private garden backyard completes the offering, creating rare and valuable outdoor space in one of Brooklyn's most desirable neighborhoods.

Investors also have the opportunity to purchase the sister property at 165 Wyckoff Street for a unique two-building portfolio acquisition.

INVESTMENT HIGHLIGHTS

- **Fully Renovated & Furnished** — Turnkey condition throughout
- **1 Triplex + 1 Duplex** — Flexible configuration for any use case
- **Flexible Use** — Single-family, live/rent, or hospitality asset
- **Prime Cobble Hill** — 8 min to SoHo, walk to DUMBO & Brooklyn Bridge Park
- **Income-Producing Potential** — Strong hospitality performance track record
- **Large Private Garden** — Rare outdoor space in prime Cobble Hill
- **High Ceilings & Bay Windows** — Bright, airy interiors throughout
- **Portfolio Opportunity** — Optional acquisition with 165 Wyckoff Street



Property Summary

62 WYCKOFF STREET · BROOKLYN, NY 11201

\$5,750,000
ASKING PRICE

\$521,500
2025 INCOME

7%
CAP RATE

3,600 SF
BUILDING SIZE

2 Units
DUPLEX + TRIPLEX

Property Details

Address	62 Wyckoff Street, Brooklyn, NY 11201
Neighborhood	Cobble Hill / Boerum Hill
Building Class	C2
Tax Class	2A
Year Renovated	2019–2021
Building Size	3,600 SF
Stories	3
Lot Area	1,667 SF
Lot Dimensions	16.67 × 35 FT
Frontage	16.67 FT
Private Garden	Yes

Unit Mix & Financial Overview

Unit 1	Duplex (2 floors)
Unit 2	Triplex (3 floors)
Total Units	2 Residential Units
Asking Price	\$5,750,000
Price Per SF	\$1,597/SF
2025 Gross Income	\$521,500
Cap Rate	7%
Occupancy (2024)	98.8%
ADR (2024)	\$477.43
RevPAR (2024)	\$471.90
Total Renovation Investment	\$1,900,000





COBBLE HILL & BOERUM HILL, BROOKLYN

62 Wyckoff Street sits at the intersection of two of Brooklyn's most coveted residential neighborhoods — Cobble Hill and Boerum Hill. Known for their tree-lined streets, pre-war brownstones, and vibrant local culture, these neighborhoods command premium real estate values and attract a discerning, high-income resident and visitor base.

The area benefits from exceptional transit connectivity, with F, G, A, C, and R train access at nearby stations, placing SoHo just 8 minutes away and Midtown Manhattan within 25 minutes. The neighborhood is walkable to DUMBO, Brooklyn Bridge Park, Barclays Center, and BAM (Brooklyn Academy of Music), making it one of the most desirable locations in the outer boroughs.

8 min

TO SOHO VIA F TRAIN

\$1.1M+

MEDIAN HOME VALUE

98.8%

2024 OCCUPANCY

NEIGHBORHOOD HIGHLIGHTS

- F, G, A, C, R Train Access
- DUMBO & Waterfront (1 mi)
- Rucola, French Louie, Bien Cuit
- BAM & Cultural Venues
- Brooklyn Bridge Park (0.5 mi)
- Barclays Center (0.8 mi)
- Cobble Hill Park (0.2 mi)
- Atlantic Terminal (0.5 mi)



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