

OFFERING MEMORANDUM

# 165 Wyckoff Street

BROOKLYN, NEW YORK 11217 | BOERUM HILL

**\$5,750,000**

ASKING PRICE

**4,000 SF**

BUILDING SIZE

**7%**

CAP RATE

**4 Units**

RESIDENTIAL

**\$565,500**

2025 INCOME

**SERHANT.**

## Confidential Offering Memorandum

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This Offering Memorandum ("OM") has been prepared by SERHANT. Commercial ("Broker") on behalf of the owner ("Seller") of the property located at 165 Wyckoff Street, Brooklyn, New York 11217 (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.

The information contained herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.

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.

SERHANT. Commercial and its affiliates, officers, directors, employees, and agents expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in, or for omissions from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or the owner since the date of preparation of this OM.

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

165 Wyckoff Street is a fully renovated Brooklyn townhouse uniquely configured as four separate one-bedroom residences, offering exceptional flexibility for end-users and investors alike. The layout allows an owner to live in one unit while generating income from the remaining three, maintain the property as a high-performing hospitality asset, or seamlessly combine units to create a larger single-family residence.

Thoughtfully upgraded throughout, the property features high ceilings, abundant natural light, and quality modern finishes. A private garden adds valuable outdoor space, enhancing both lifestyle appeal and rental desirability.

For those seeking scale, there is also the opportunity to acquire the sister property at 62 Wyckoff Street, creating a rare two-building portfolio in prime Cobble Hill.

## INVESTMENT HIGHLIGHTS

- **4 One-Bedroom Units** — Penthouse, Hem Suite, Garden Suite, Studio
- **Live-In Owner Opportunity** — Occupy one unit, rent the other three
- **Flexible Configuration** — Maintain as-is, combine units, or reposition
- **Prime Cobble Hill** — 8 min to SoHo, walk to DUMBO & Brooklyn Bridge Park
- **Strong Income Potential** — High-performing hospitality asset track record
- **Private Garden** — Rare outdoor space enhancing lifestyle & rental appeal
- **Turnkey Condition** — Significant capital improvements, fully upgraded
- **Portfolio Opportunity** — Optional acquisition with 62 Wyckoff Street



# Property Summary

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BUILDING SIZE

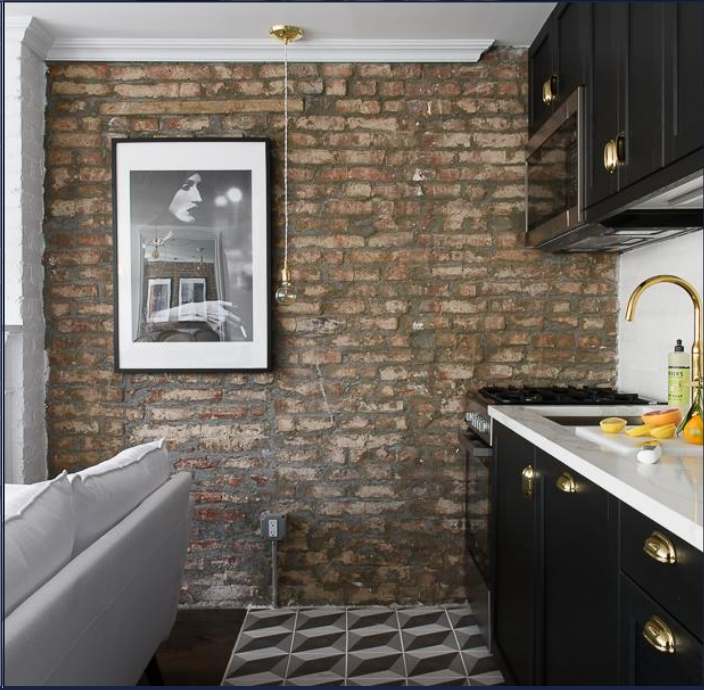
**4 Units**  
RESIDENTIAL

## Property Details

Address	165 Wyckoff Street, Brooklyn, NY 11217
Neighborhood	Boerum Hill / Cobble Hill
Building Class	C2
Tax Class	2A
Year Renovated	2019–2021
Building Size	4,000 SF
Stories	4
Lot Area	1,900 SF
Lot Dimensions	20 × 38 FT
Frontage	20 FT
Private Garden	Yes

## Unit Mix & Financial Overview

Unit 1	Penthouse
Unit 2	Hem Suite
Unit 3	Garden Suite
Unit 4	Studio
Total Units	4 Residential Units
Asking Price	\$5,750,000
Price Per SF	\$1,438/SF
2025 Gross Income	\$565,500
Cap Rate	7%
Occupancy (2024)	98.8%
ADR (2024)	\$477.43
Total Renovation Investment	\$1,900,000





## BOERUM HILL & COBBLE HILL, BROOKLYN

165 Wyckoff Street sits at the intersection of two of Brooklyn's most coveted residential neighborhoods — Boerum Hill and Cobble 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)



**Jade Shenker**

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