

COMPASS

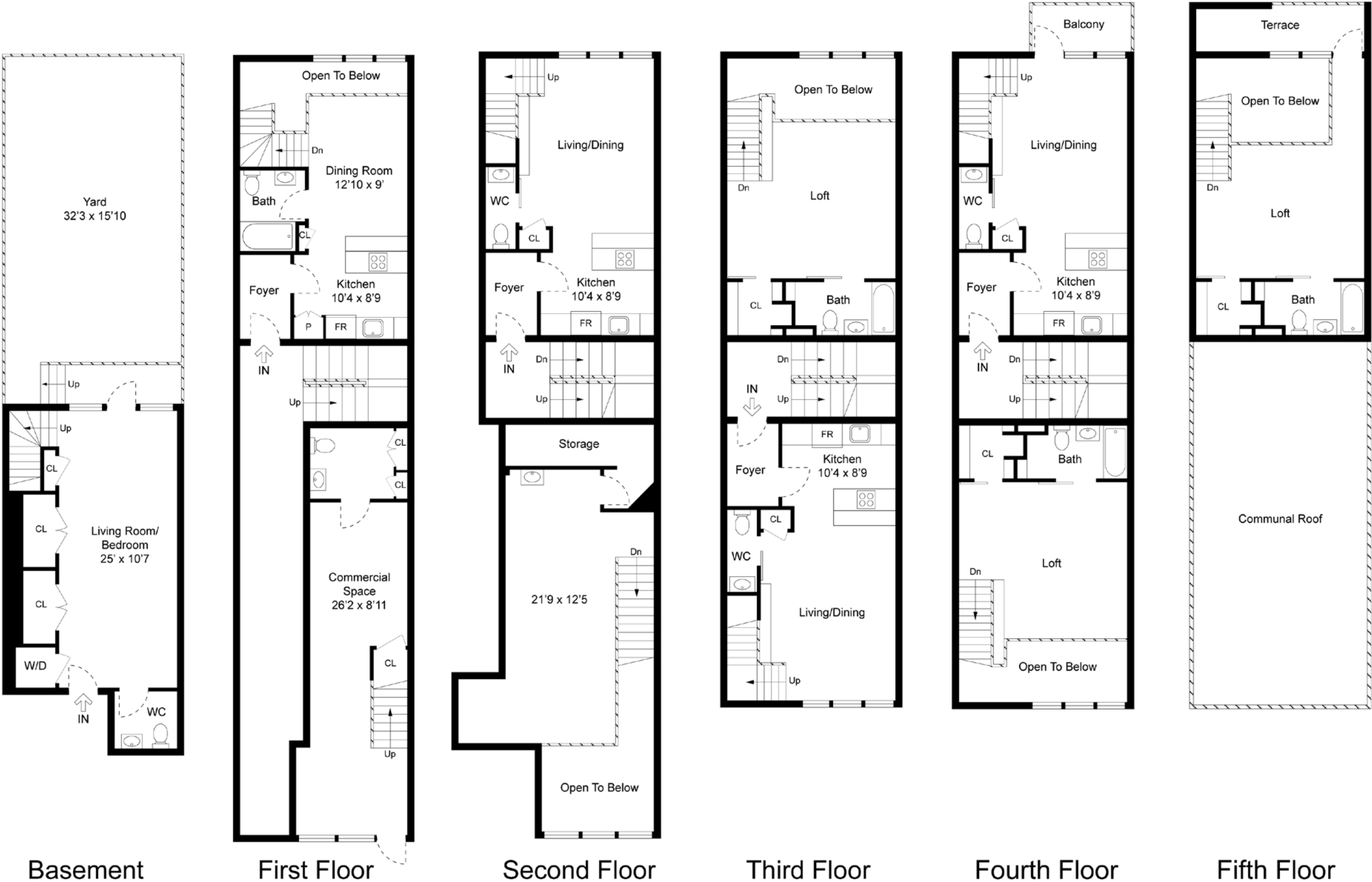


146 Diamond St., Brooklyn, NY 11222

# Property Overview

**146 Diamond Street** is a modern mixed-use building constructed in 2016 and located in the heart of Greenpoint. The property consists of four 1 BR / 1.5 BA duplex residential units and one ground-floor commercial/community facility space, offering investors the opportunity to acquire a differentiated North Brooklyn asset with both current income and long-term upside potential.

The building features multiple private outdoor spaces, a rooftop terrace with skyline views, oversized windows, private storage spaces for each tenant, and a vacant residential unit creating immediate leasing







# Interior & Backyard Photos



# 146 Diamond St., Brooklyn, NY 11222 | Rent Roll & Pro Forma

## Rent Roll

| Unit (BR/BA)                     | Current Rent | Pro Forma Rent | Lease To   |
|----------------------------------|--------------|----------------|------------|
| COM (0 / 0.5, duplex)            | 1,950.00     | 3,000.00       | 11/14/2026 |
| 1 (1/1.5, duplex with huge yard) | 3,125        |                |            |

# Rental Comps

★ 146 Diamond St, Brooklyn, NY 11222

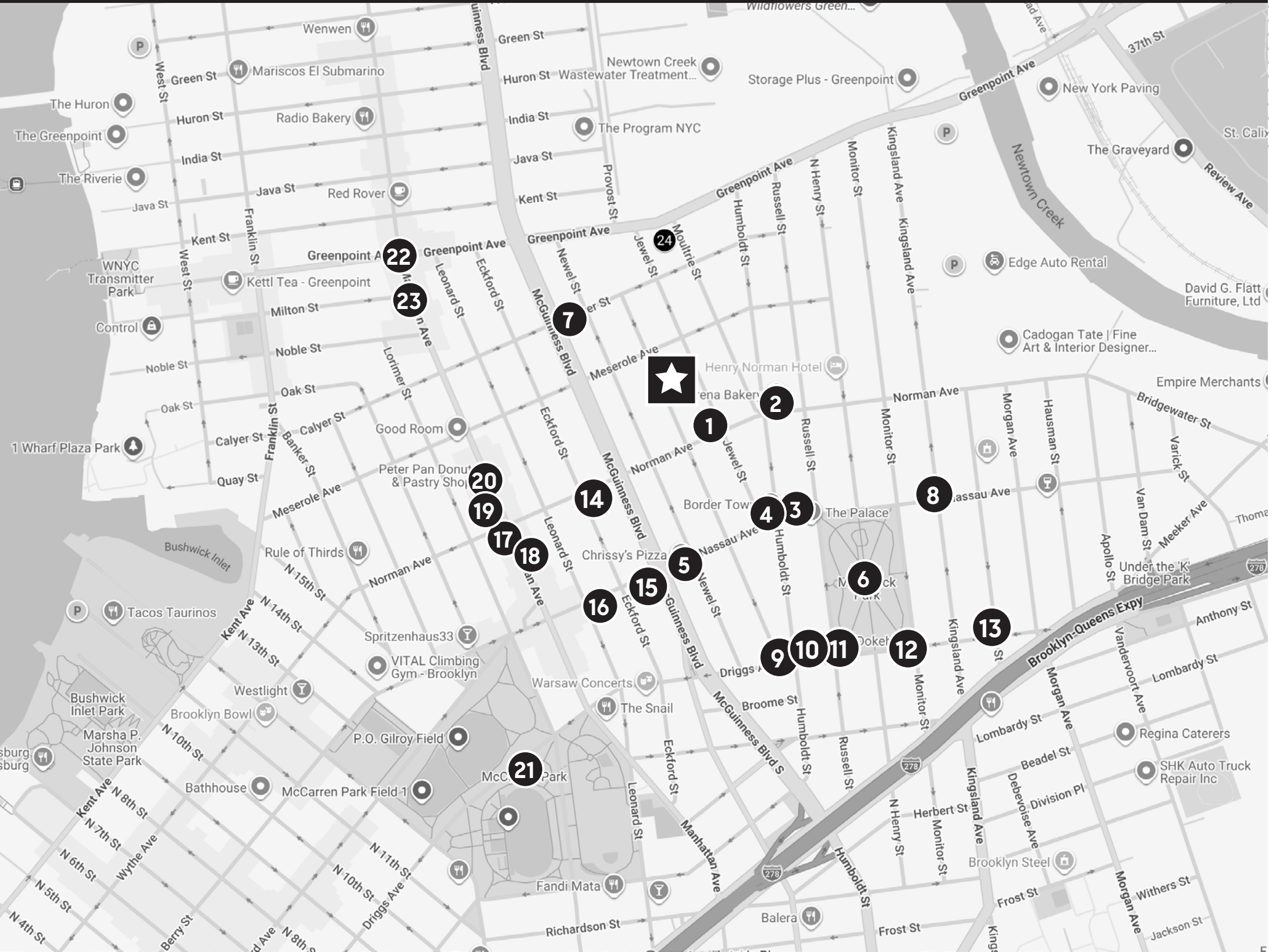


# Sales Comps

★ 146 Diamond St, Brooklyn, NY 11222



# Point of Interests



# Greenpoint Neighborhood

**Greenpoint** has emerged as one of Brooklyn's most sought-after neighborhoods, combining its industrial waterfront roots with a vibrant creative culture, upscale residential growth, and strong neighborhood identity. Known for its tree-lined streets, converted loft buildings, independent boutiques, and thriving dining scene, Greenpoint continues to attract young professionals

# Transit Map and Location Highlights



# COMPASS

Exclusively Listed By:



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