

# 94 Guernsey Street, Greenpoint Brooklyn, NY 11222

Stephen P. Wald Real Estate Associates, Inc. has been exclusively retained to represent the sale of 94 Guernsey Street, Greenpoint, Brooklyn, which is an elevator building comprised of 6 residential units and one art gallery. This building is brand new construction, fully sprinklered, ADA compliant, and fully occupied. Beautiful EIFS façade with floor-to-ceiling tilt-and-turn windows. Modern design and layouts with condo finishes. Located within 2 blocks of the G train and half a block from McCarren Park. on arguably the best block in Greenpoint. More photos and videos available at [www.94guernsey.com](http://www.94guernsey.com).



## Property Information:

Description	A four story, mixed use, elevator building
Block/Lot	2644/60
Lot Size	33.34' x 100'
Lot Area	3,334
Building Size	33.34' x 57.4'
Gross SF	8,021
Units	6 Residential Apartments over 1 Art Gallery
Zoning	R6B



**EXCLUSIVE BROKER:  
Cody Parker Hellberg**

Licensed Associate Real Estate Broker  
Mobile: 212.729.4703  
c.parker@waldrealestate.com

<b>RENTAL INCOME</b>					
<b>APT</b>	<b>SPACE</b>	<b>INT SQ FT</b>	<b>EXT SQ FT</b>	<b>RENT</b>	<b>EXPIRY DATE</b>
Comm	Gallery	906	1,207	\$10,000	10/1/34
1	Studio	400	97	\$3,750	5/29/27
2A	One Bed 1	720	0	\$5,400	8/15/27
2B	Two Bed 1	945	0	\$8,500	3/14/27
3A	One Bed 2	720	0	\$5,600	8/15/27
3B	Two Bed 2	945	0	\$8,500	8/15/27
PH	Duplex	1,592	1,533	\$18,500	2/26/27
	<b>Monthly Total:</b>			<b>\$60,250</b>	
	<b>Annual Total:</b>			<b>\$723,000</b>	

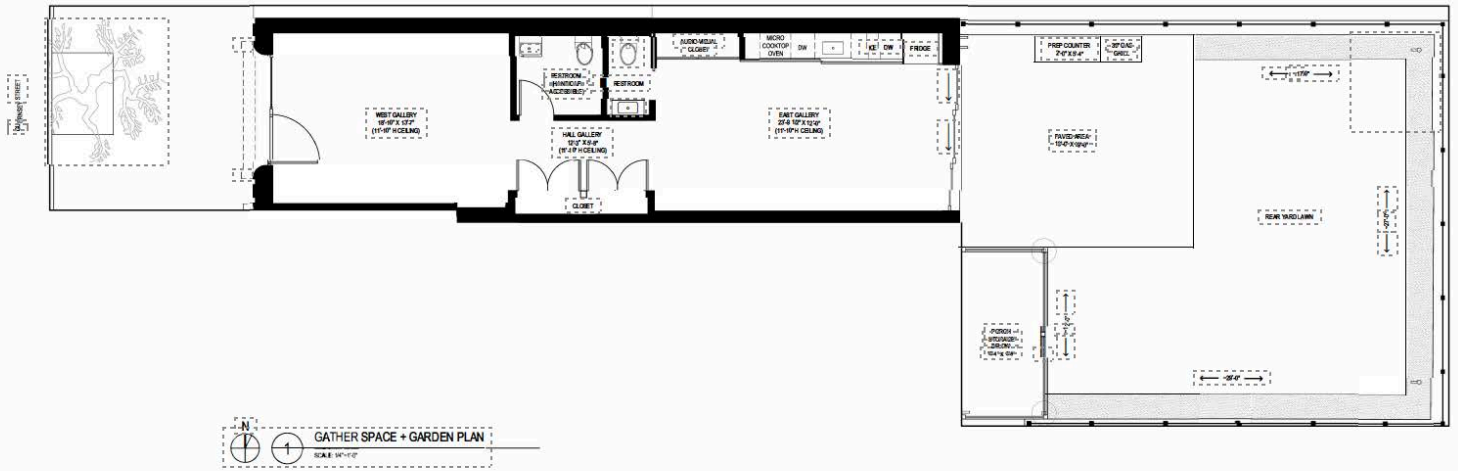
<b>EXPENSES</b>		
<b>Actual Taxes</b>		<b>\$82,905.56</b>
<b>Insurance</b>	Projected \$1/SF	<b>\$8,021.00</b>
<b>Water &amp; Sewer</b>	Projected \$0.75/SF	<b>\$6,015.75</b>
<b>Electric</b>	Projected \$0.25/SF	<b>\$2,005.25</b>
<b>Fuel</b>	Projected \$1/SF	<b>\$8,021.00</b>
<b>Repairs &amp; Maintenance</b>	Projected @ \$500/unit	<b>\$3,000.00</b>
<b>Porter</b>	Actual \$300/month	<b>\$3,600.00</b>
<b>Management</b>	Actual \$500/month	<b>\$6,000.00</b>
<b>TOTAL</b>		<b>\$119,568.56</b>

All information is from sources deemed reliable but is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. No representation is made as to the accuracy of any description. All measurements and square footages are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics are property of Wald Real Estate. You should consult with legal counsel regarding closing costs, including without limitation the New York State "Mansion Tax" paid by buyers on residential properties over \$1 million. Wald represents the seller/landlord on our own exclusives, except if another agent of Wald represents the buyer/tenant, in which case Wald will be a dual agent with designated agents representing seller/owner and buyer/tenant. Wald represents the buyer/tenant when showing the exclusives of other real estate firms. Wald Real Estate complies with Fair Housing laws and supports equal housing opportunities.

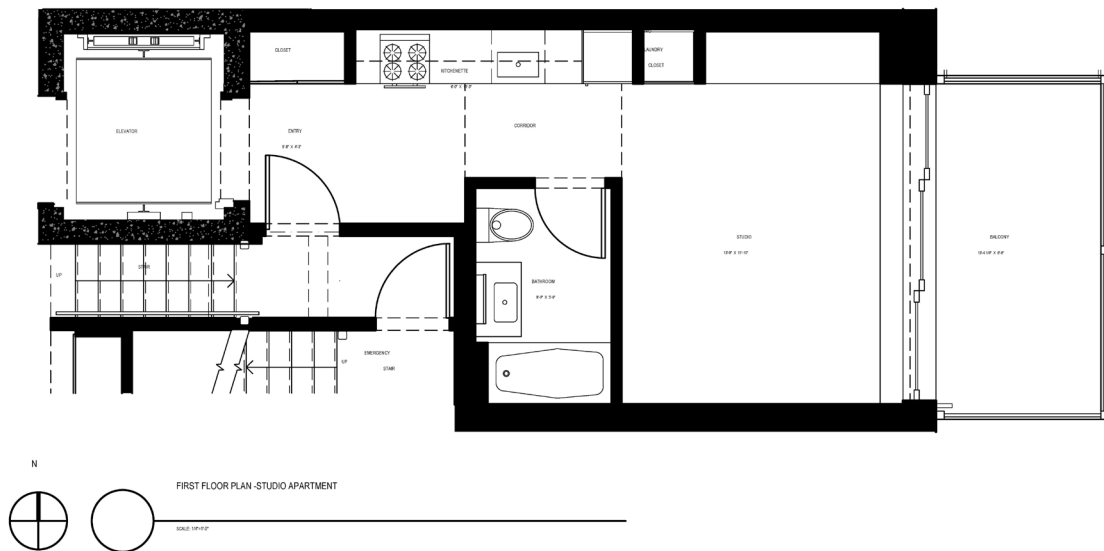


All information is from sources deemed reliable but is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. No representation is made as to the accuracy of any description. All measurements and square footages are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics are property of Wald Real Estate. You should consult with legal counsel regarding closing costs, including without limitation the New York State "Mansion Tax" paid by buyers on residential properties over \$1 million. Wald represents the seller/landlord on our own exclusives, except if another agent of Wald represents the buyer/tenant, in which case Wald will be a dual agent with designated agents representing seller/owner and buyer/tenant. Wald represents the buyer/tenant when showing the exclusives of other real estate firms. Wald Real Estate complies with Fair Housing laws and supports equal housing opportunities.

# Gallery

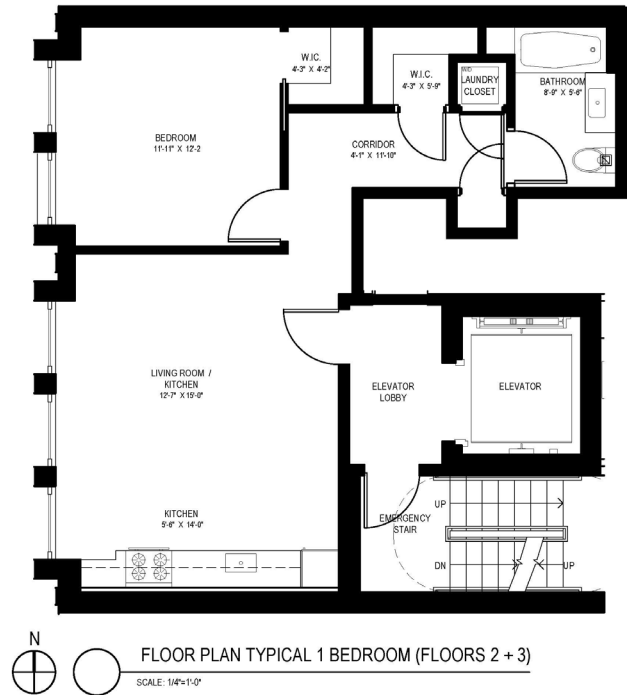


# Studio

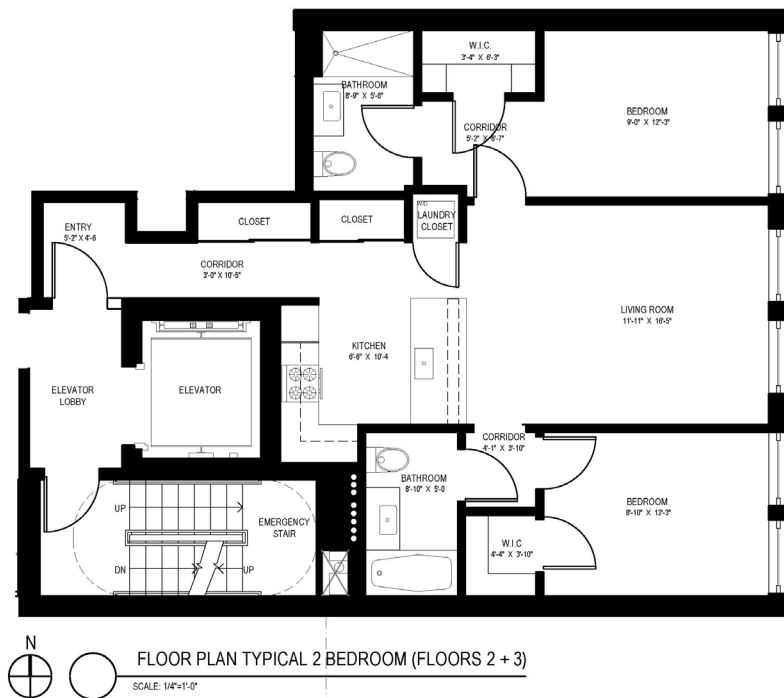


All information is from sources deemed reliable but is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. No representation is made as to the accuracy of any description. All measurements and square footages are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics are property of Wald Real Estate. You should consult with legal counsel regarding closing costs, including without limitation the New York State "Mansion Tax" paid by buyers on residential properties over \$1 million. Wald represents the seller/landlord on our own exclusives, except if another agent of Wald represents the buyer/tenant, in which case Wald will be a dual agent with designated agents representing seller/owner and buyer/tenant. Wald represents the buyer/tenant when showing the exclusives of other real estate firms. Wald Real Estate complies with Fair Housing laws and supports equal housing opportunities.

# One Bedrooms 2A and 3A

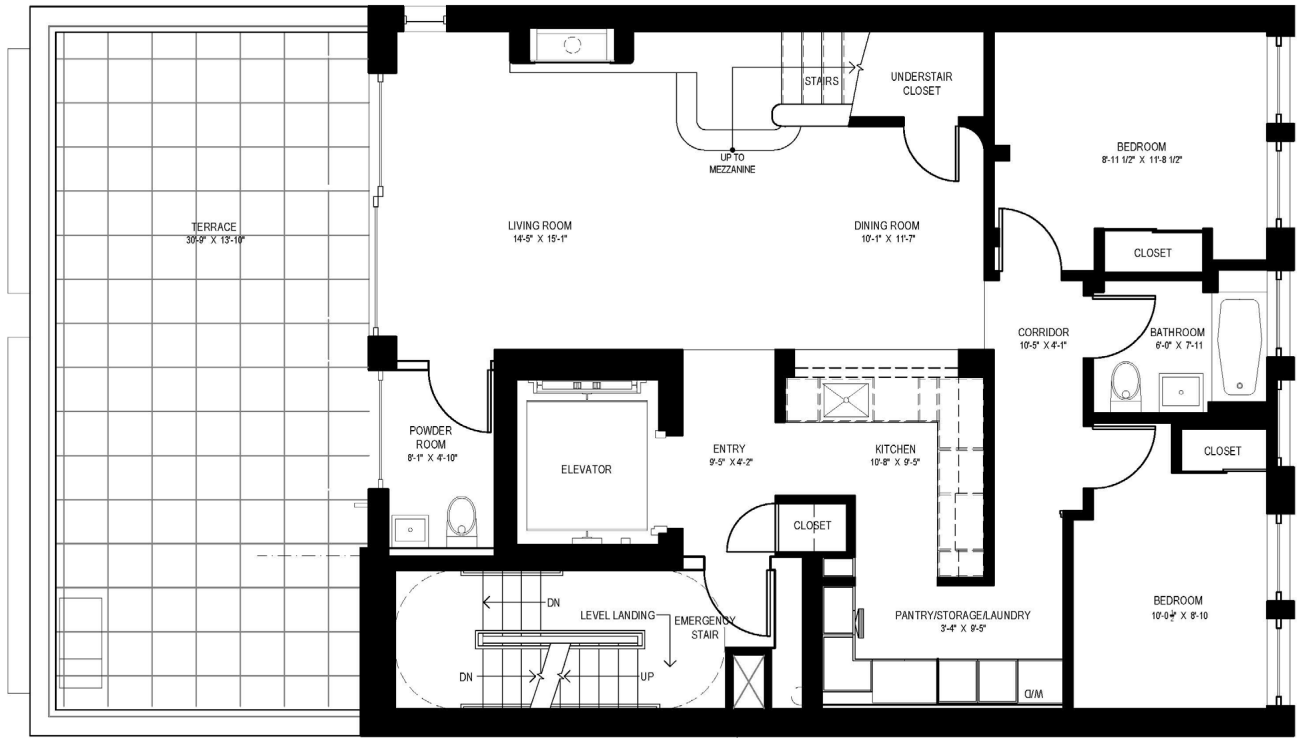


# Two Bedrooms 2B and 3B

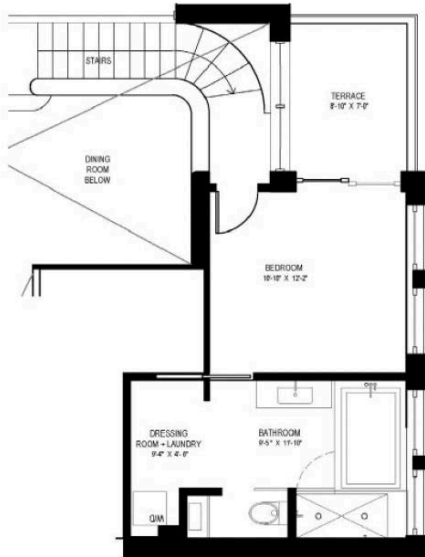


All information is from sources deemed reliable but is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. No representation is made as to the accuracy of any description. All measurements and square footages are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics are property of Wald Real Estate. You should consult with legal counsel regarding closing costs, including without limitation the New York State "Mansion Tax" paid by buyers on residential properties over \$1 million. Wald represents the seller/landlord on our own exclusives, except if another agent of Wald represents the buyer/tenant, in which case Wald will be a dual agent with designated agents representing seller/owner and buyer/tenant. Wald represents the buyer/tenant when showing the exclusives of other real estate firms. Wald Real Estate complies with Fair Housing laws and supports equal housing opportunities.

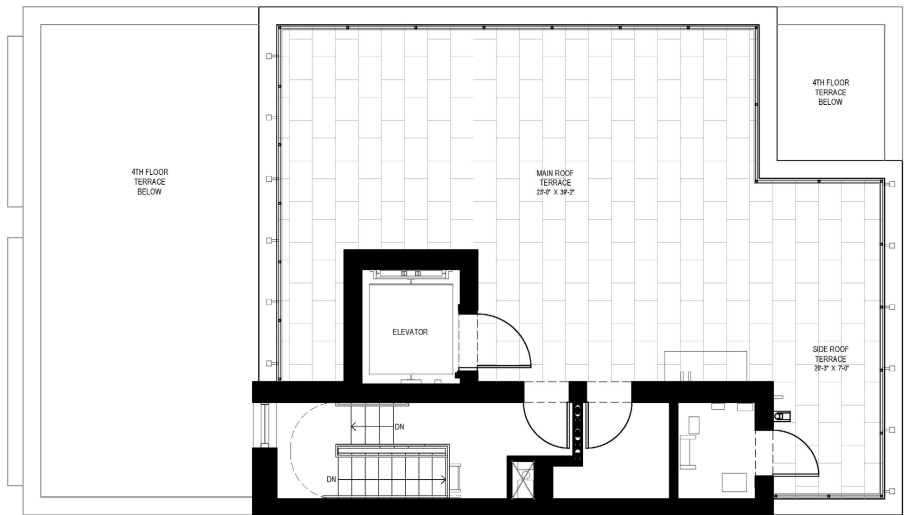
# Penthouse - 3 levels



**FOURTH FLOOR PENTHOUSE PLAN**  
 SCALE: 1/4"=1'-0"



**FOURTH FLOOR MEZZANINE PLAN**  
 SCALE: 1/4"=1'-0"



**ROOF PLAN**  
 SCALE: 1/4"=1'-0"

All information is from sources deemed reliable but is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. No representation is made as to the accuracy of any description. All measurements and square footages are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics are property of Wald Real Estate. You should consult with legal counsel regarding closing costs, including without limitation the New York State "Mansion Tax" paid by buyers on residential properties over \$1 million. Wald represents the seller/landlord on our own exclusives, except if another agent of Wald represents the buyer/tenant, in which case Wald will be a dual agent with designated agents representing seller/owner and buyer/tenant. Wald represents the buyer/tenant when showing the exclusives of other real estate firms. Wald Real Estate complies with Fair Housing laws and supports equal housing opportunities.