
626 & 626A GREENE AVENUE

BEDFORD STUYVESANT | BROOKLYN



OFFERING MEMORANDUM

Executive Summary

2 Six-Unit Multifamily Buildings in Bedford Stuyvesant, Brooklyn

Note that 626 and 626A Greene are offered separately or as a portfolio deal.

626
Greene
Avenue

626 & 626A Greene Avenue are two post-war multifamily opportunities in the heart of Bedford Stuyvesant, offering investors turnkey assets on a premium block moments from Tompkins Park.

Each building features six homes meticulously designed with contemporary finishes. Each apartment boasts granite kitchen countertops, stainless steel appliances, large windows for abundant northern/southern light, and central air conditioning.

With a 421(a) tax abatement active until 2031, the property delivers an exceptionally low-expense profile, maximizing net operating income.

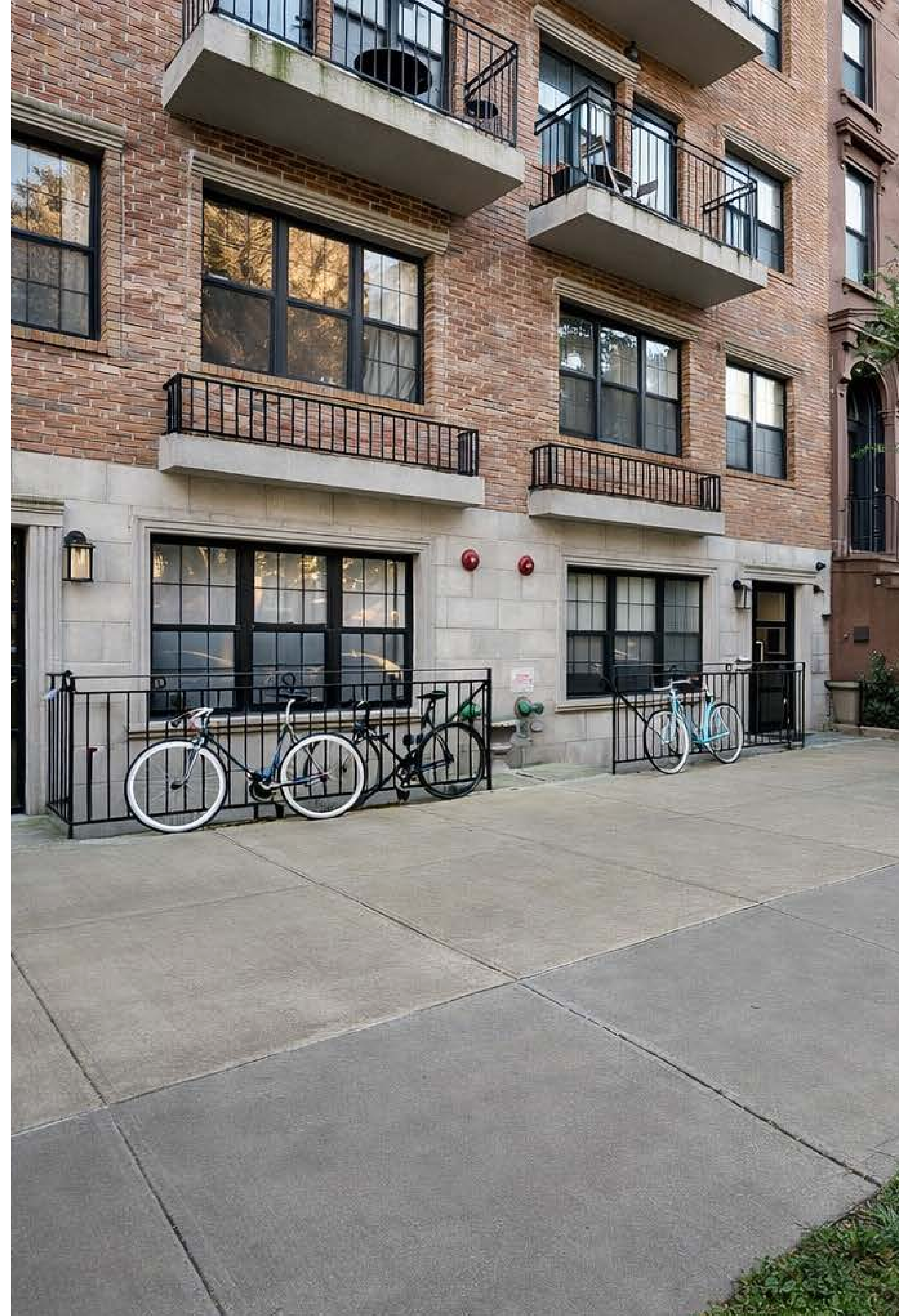
Positioned on a tree-lined street, the property benefits from proximity to the G and C subway lines, offering seamless connectivity to Manhattan and the rest of Brooklyn. Surrounded by acclaimed restaurants, local coffee shops, and essential conveniences, 626 & 626A Greene Avenue are perfectly situated to capture the neighborhood's sustained rental demand.

THE PROPERTY

ASKING PRICE (per building): \$2,500,000

PORTFOLIO PRICE: \$5,000,000

626
Greene
Avenue



626 & 626A Greene Ave



Key Features:

- 6.69% Cap Rate (as portfolio)
- 421(a) Tax Abatement until 2031
- Turnkey Condition: Newly renovated with luxury finishes
- Modern Amenities: Central air, granite countertops, and stainless appliances
- Prime Location: Steps from Tompkins Park and the G/C trains
- Fully Tenanted: Immediate cash flow with stable occupancy



626 Greene Ave

Rent Roll

Asking Price: \$2,500,000
6 Unit Multifamily

Unit	Lease Term	Lease Type	Layout	Size	Monthly Rent	A nnual Rent
4B	05/01/2021 – 07/31/2026	Fixed	1 bed, 1 bath	700 sq ft	\$2,265.64	\$27,187.68
4A	07/15/2021 – 07/31/2026	Fixed	1 bed, 1 bath	700 sq ft	\$2,284.44	\$27,413.28
3F	09/01/2025 – 08/31/2026	Fixed	1 bed, 1 bath	700 sq ft	\$2,294.72	\$27,536.64
3B	05/01/2022 – 08/31/2026	Fixed	1 bed, 1 bath	700 sq ft	\$2,299.17	\$27,590.04
2	06/01/2025 – 05/31/2026	Fixed	3 beds, 2 bath	1,000 sq ft	\$3,241.00	\$38,892.00
1	12/07/2023 – 02/29/2028	Fixed	2 beds, 1 bath	1,000 sq ft	\$2,970.89	\$35,650.68

Total Monthly Gross Rent: \$15,355.86
Total Annual Gross Rent: \$184,270.32

626A Greene Ave

Rent Roll

Asking Price: \$2,500,000
6 Unit Multifamily

Unit	Lease Term	Lease Type	Layout	Size	Monthly Rent	A nnual Rent
4F	06/27/2021 - 06/30/2026	Fixed	1 bed, 1 bath	-	\$2,237.60	\$26,851.20
4B	03/01/2020 - 03/31/2027	Fixed	1 bed, 1 bath	900 Sq ft	\$2,234.66	\$26,815.92
3F	04/01/2023 - 03/31/2028	Fixed	1 bed, 1 bath	-	\$2,385.78	\$28,629.36
3B	05/20/2025 - 05/31/2026	Fixed	1 bed, 1 bath	-	\$2,294.72	\$27,536.64
2	08/01/2022 - 07/31/2026	Fixed	3 beds, 2 bath	950 Sq ft	\$3,206.00	\$38,472.00
1	04/15/2025 - 04/30/2026	Fixed	1 bed, 1 bath	-	\$2,780.00	\$33,360.00

Total Monthly Gross Rent: \$15,138.76
Total Annual Gross Rent: \$181,665.12

Financial Summary: 626 & 626A Greene Avenue

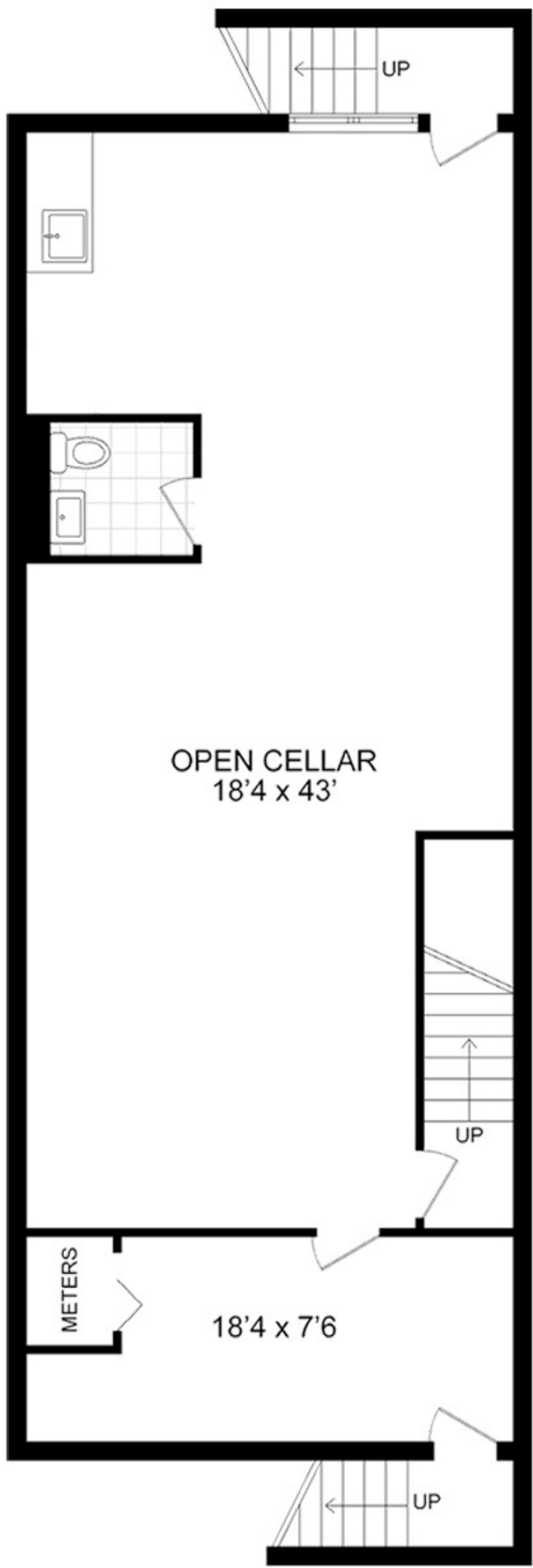
ASKING PRICE (per building): \$2,500,000
PORTFOLIO PRICE: \$5,000,000

	626 Greene Ave	626A Greene Ave	Portfolio Total
Gross Annual Income	\$184,270.32	\$181,665.12	\$365,935.44
Annual Expenses			
Electric	\$3,677.86	\$929.63	\$4,607.49
Water	\$2,390.72	\$4,384.04	\$6,774.76
Fire Alarm	\$1,780.68	\$1,780.68	\$3,561.36
Insurance	\$3,037.87	\$3,037.87	\$6,075.74
Property Tax	\$265.84	\$265.84	\$531.68
Other Expenses	\$5,000.00	\$5,000.00	\$10,000.00
Total Annual Expenses	\$16,152.97	\$15,398.06	\$31,551.03
Annual Net Income (NOI)	\$168,117.35	\$166,267.06	\$334,384.41
Cap Rate @ Asking	6.72%	6.65%	6.69%

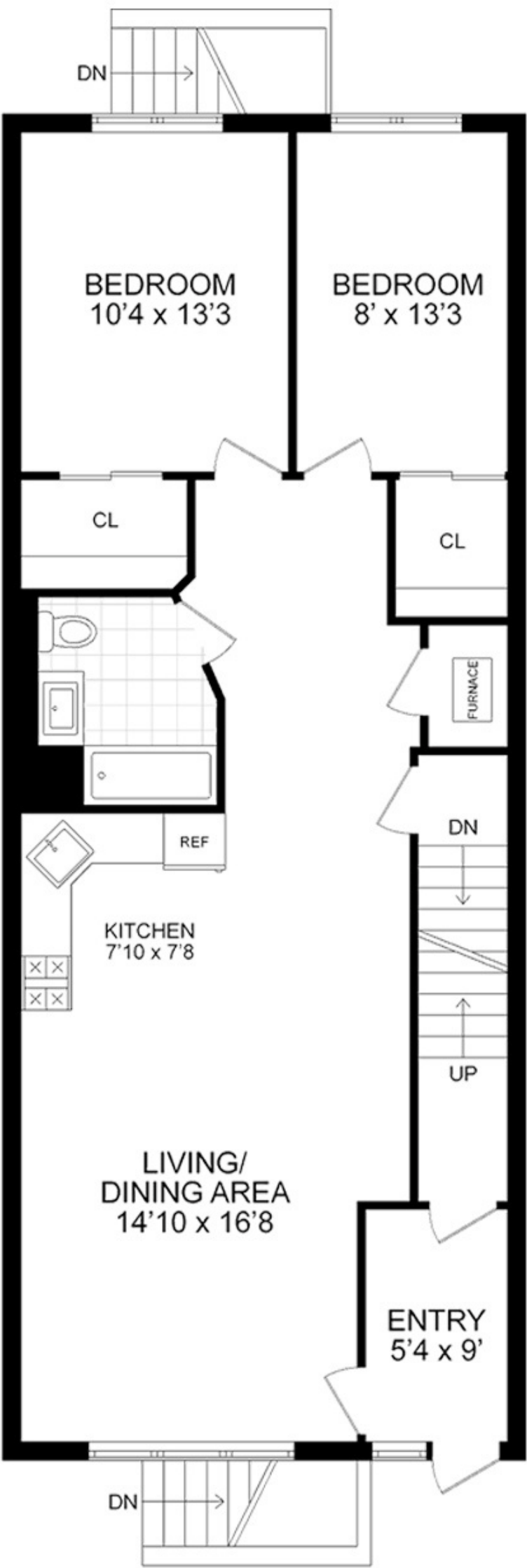


626A Greene Ave

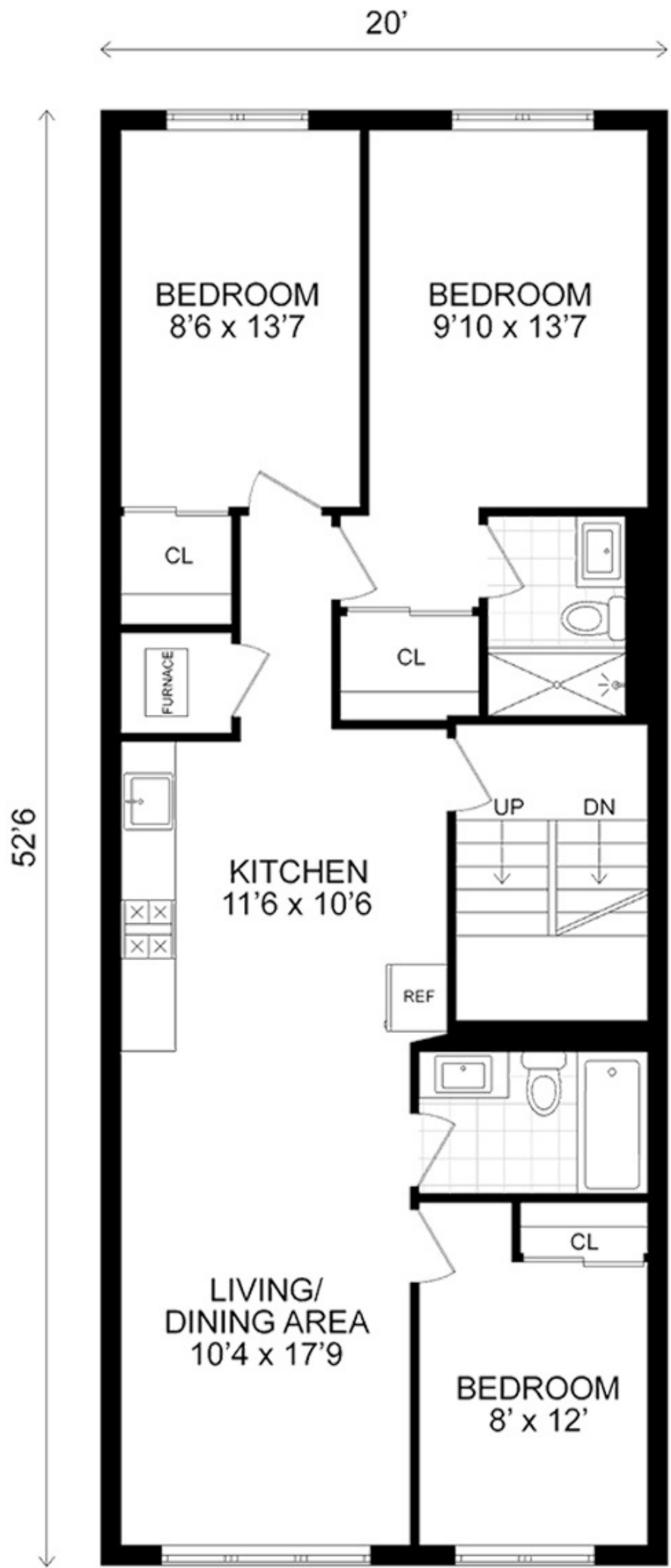
Floor Plan



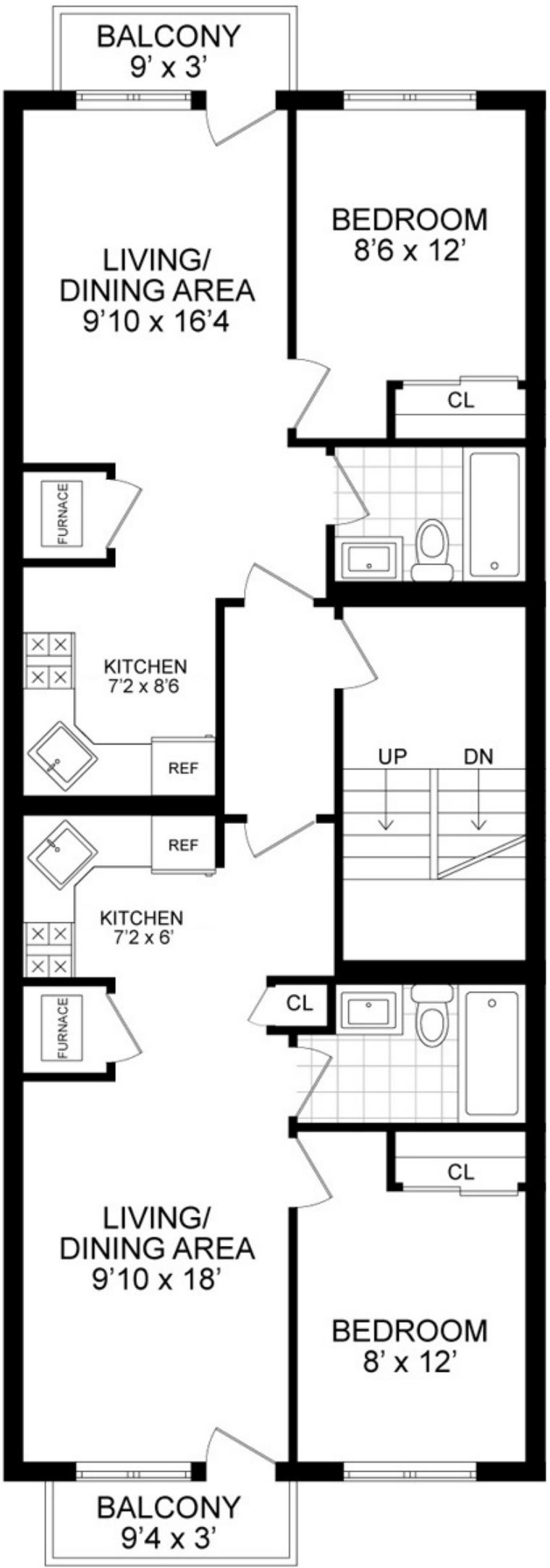
CELLAR



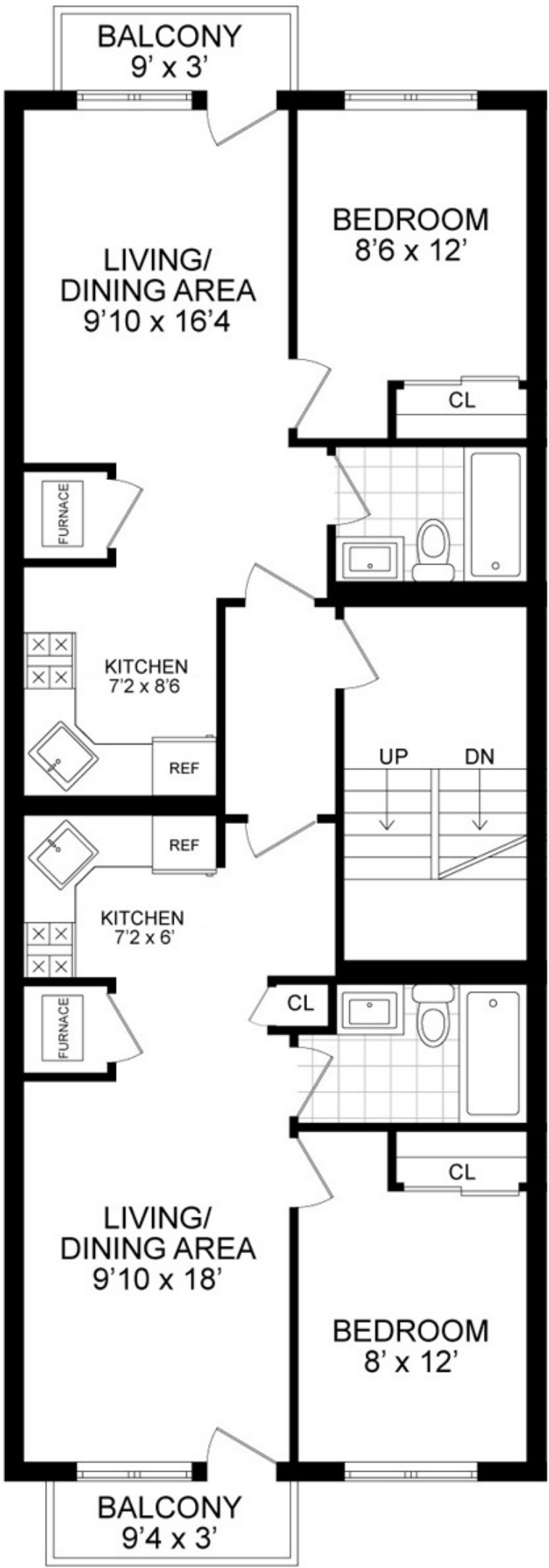
FIRST FLOOR



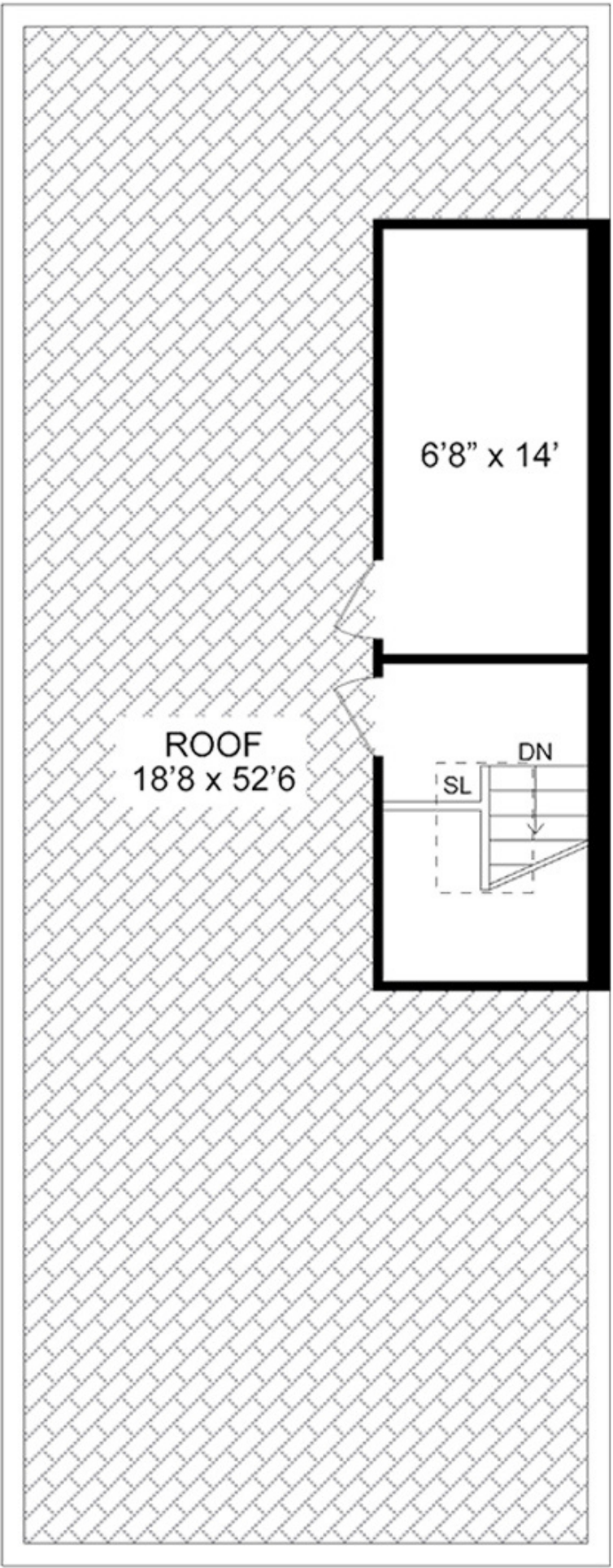
SECOND FLOOR



THIRDFLOOR



FOURTH FLOOR



ROOF

MARKET OVERVIEW

BEDFORD STUYVESANT

Bedford Stuyvesant has solidified its status as one of Brooklyn's most resilient and culturally vibrant rental markets. In early 2026, the neighborhood continues to see substantial growth driven by:

- **Luxury Sector Demand:** A 12% year-over-year increase in rental rates for renovated 2 and 3-bedroom units.
 - **Infrastructure & Transit:** Easy access to the G and C trains provides a quick commute to both the Financial District and Long Island City.
 - **Green Space:** High demand for properties within a 3-block radius of Tompkins Park.
 - **Work-from-Home Appeal:** Large layouts and abundance of natural light (Northern/Southern) make this building highly competitive for long-term professional tenants.
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LOCATION OVERVIEW

Subway:
G Train at Bedford-Nostrand Ave, C Train at Franklin Ave

Parks:
Tompkins Park (Herbert Von King Park)

Cafes & Restaurants:
Peaches HotHouse, Saraghina, Bed-Vyne Brew, Stonefruit Espresso + Kitchen, Capt. Dan's Good Time Tavern.

Convenience:
Laundromat located directly around the corner; various boutiques and creative retail within 2 blocks.

15 Minutes to Manhattan



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