



**East Williamsburg Free Market
Mixed Use Property
112 Harrison Place Brooklyn, NY 11237**

ASKING PRICE: \$2,899,999 5.2% Cap Rate



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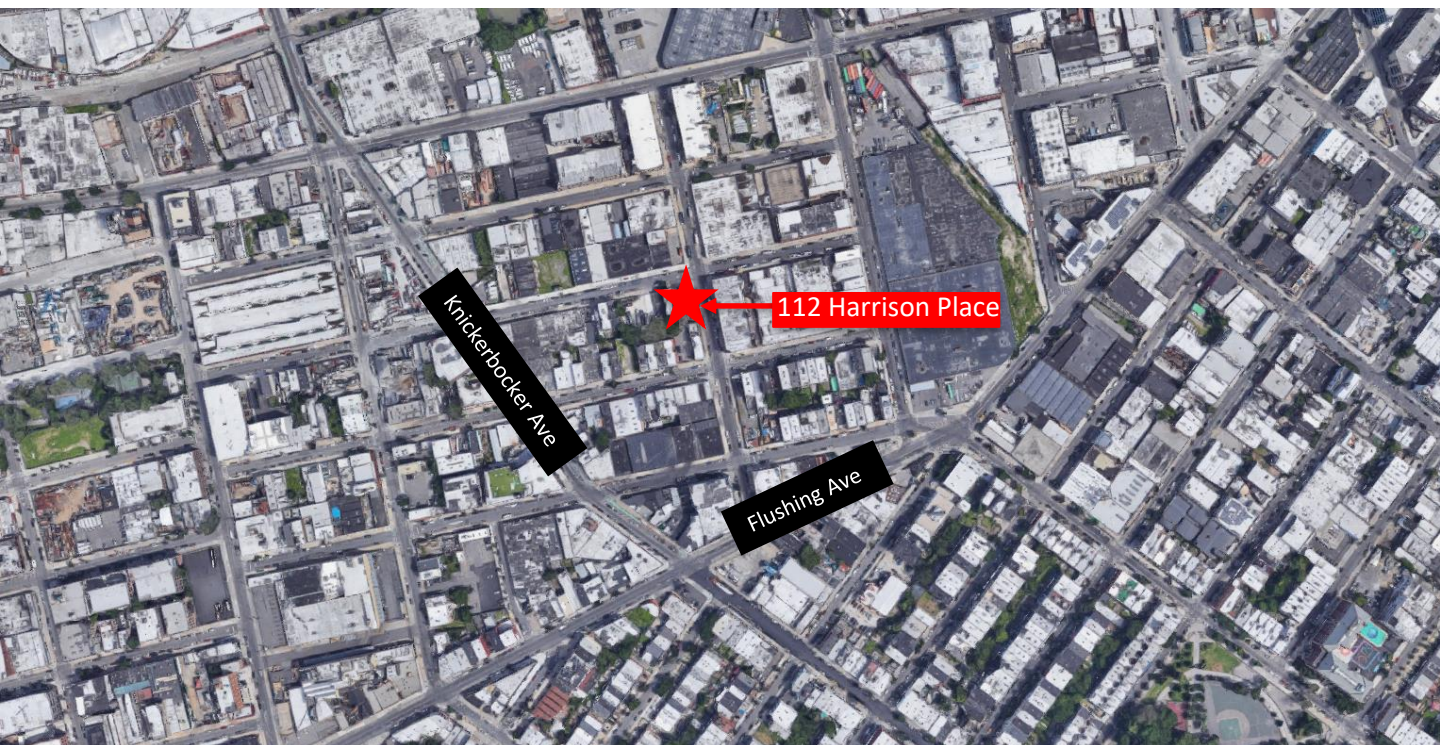


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PROPERTY NARRATIVE

As Exclusive Brokers, ERG Commercial Real Estate is pleased to present: 112 Harrison Place, a free market, mixed use property in East Williamsburg. The property consists of 4 apartments and 1 retail unit. 112 Harrison Place is conveniently located 2 blocks North of Flushing Avenue and 1 block East of Knickerbocker Avenue at the heart of East Williamsburg. This booming area is flourishing with new developments such as, 187 Cook Street (a 92-key hotel) and 198 Johnson Avenue (a 117 unit property). The current retail tenant has been thriving in this location, even amidst the pandemic. The property is located 2 blocks away from the Morgan Ave L Train Subway Station.



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Property Information

Sec Block & Lot	03004-0029
Lot Dimensions	25' x 100'
Lot Size	2,500 SF
Building Dimensions	25' x 70'
Building Size	5,250 SF
Year Built	1930
Zoning	M1-1
Stories	3
Taxes (20/21)	\$7,004



PROPERTY HIGHLIGHTS

- 4 Free Market Apartments
- Prime Williamsburg location
- Located 2 Blocks from Knickerbocker Ave & Flushing Ave
- Two Blocks away from the  Subway Station
- Corner property with over 125 feet of frontage



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112 Harrison Place Income & Expense

Unit	Status	Lease Start/Exp	Current Rent (Monthly)	Current Rent (Annual)
Retail	Occupied	2017-2027	\$4,000	\$48,000

Unit	Status	Rooms	Current Rent (Monthly)	Current Rent (Annual)
1	Occupied	3 Bedroom	\$2,400	\$28,800
2	Occupied	3 Bedroom	\$2,800	\$33,600
3	Occupied	3 Bedroom	\$2,800	\$33,600
4	Occupied	3 Bedroom	\$2,800	\$33,600
Totals:			\$14,800.00	\$177,600.00

EXPENSES (Approx.)

Taxes:	\$ 7,004	Net Income:	\$150,612
Fuel:	\$ 4,900		
Electric (Common Area):	\$ 817		
Water/Sewer:	\$ 3,267		
Insurance:	\$ 4,000		
Maintenance & Repairs	\$ 4,000		
Super	\$ 3,000		
Total Expense	\$ 26,988		



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