

Commercial Condos FOR SALE in Brooklyn
Two (2) Units-Ground Floor and Basement
975 Manhattan Ave, Brooklyn, NY 11222



For further information, kindly contact exclusive agents:

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PROPERTY INFORMATION

Property Address:	975 Manhattan Ave, Brooklyn, NY 11222
Block, Lot:	2532 / 1201
Zoning:	C2 - Commercial district predominantly residential in character
Lot Dimensions:	25 x 100
Ground Floor Size:	2,015 SF
Basement Size	1,883 SF
Number of Units:	2
Stories:	2
Year Built:	2022
Income:	Approx. \$ 156,855 per year
Expense:	Approx. \$ 27,946 per year
NOI:	Approx, \$128,909
Sale Price:	Upon Request
Location Highlight:	Located in the heart of Greenpoint's lively community, offering a mix of modern urban convenience and neighborhood charm.

Greenpoint is known for its historic features, blending industrial roots with a growing arts and cultural scene. The area offers a mix of residential buildings, small businesses, and hip cafes, along with Polish-American bakeries and shops that reflect the neighborhood's rich cultural heritage.

Over the past decade, Greenpoint has become a hub for young professionals, artists, and families, while retaining its

NEARBY AMENITIES

Dining & Nightlife:

- Popular eateries like Paulie Gee's (wood-fired pizza) and Peter Pan Donut & Pastry Shop are nearby.
- The neighborhood features craft breweries, cozy coffee shops, and bars, making it a lively destination for socializing.

Shopping:

- Boutique stores, vintage shops, and local markets are easily accessible along Manhattan Avenue and Franklin Street.

Parks & Recreation:

- The Greenpoint Waterfront offers stunning views of the Manhattan skyline.
- Nearby McCarren Park is great for outdoor activities, featuring sports fields, a running track, and a public pool.

PUBLIC TRANSPORTATION:

The location is well-connected via public transit:

- The G Subway Line is within a 2-minute walking distance.
- Several bus lines serve the area.
- Access to NYC ferry service for convenient travel to Manhattan or other parts of Brooklyn.

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TAX MAP



DEMOGRAPHIC:

Demographic by Zip Code

(Reference from United State Zip Code.Org)

Total Population 41,418

Median Age 34.9

Median Household Income \$123,963

Family Households 20,277

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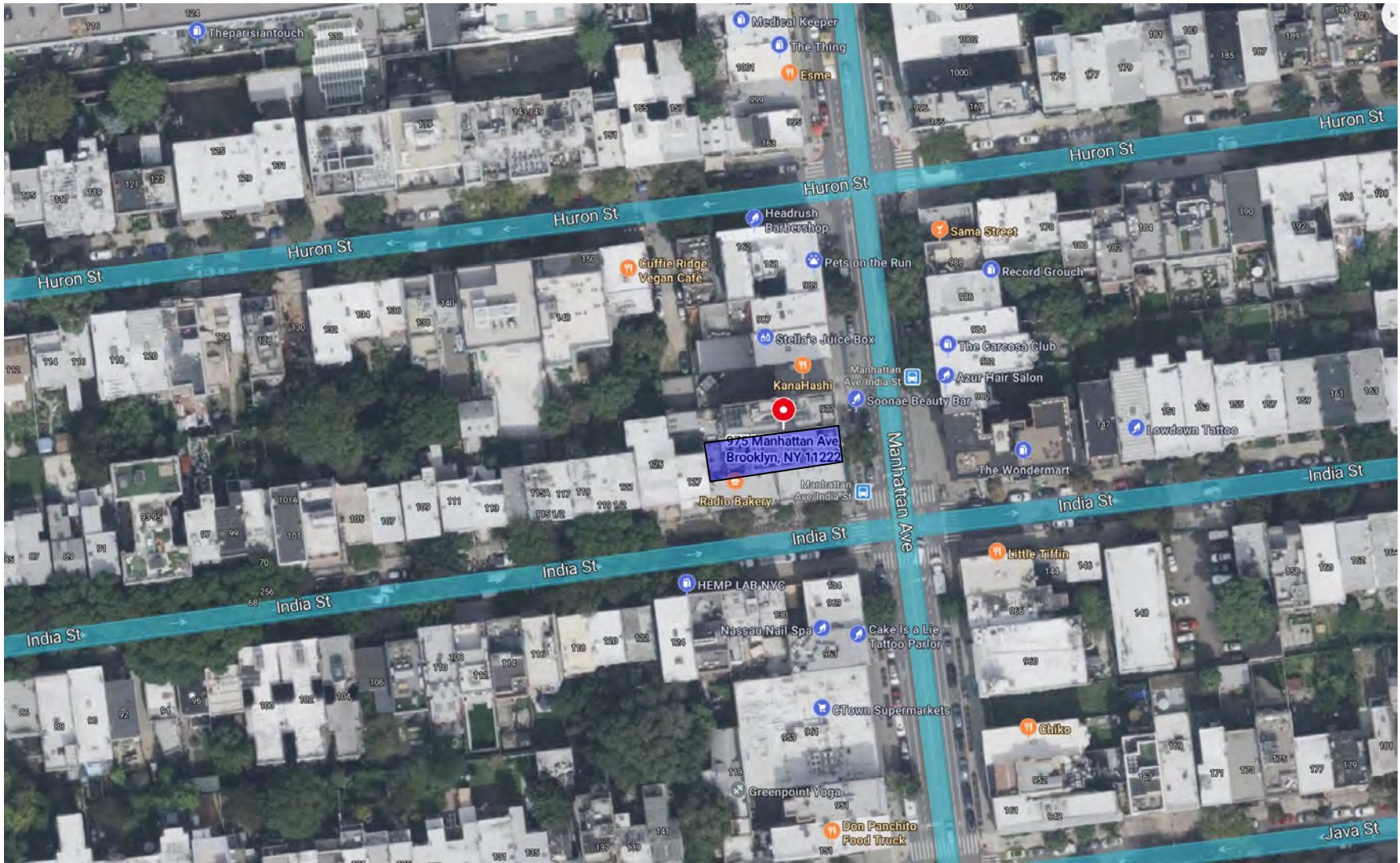
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AERIAL PLAN



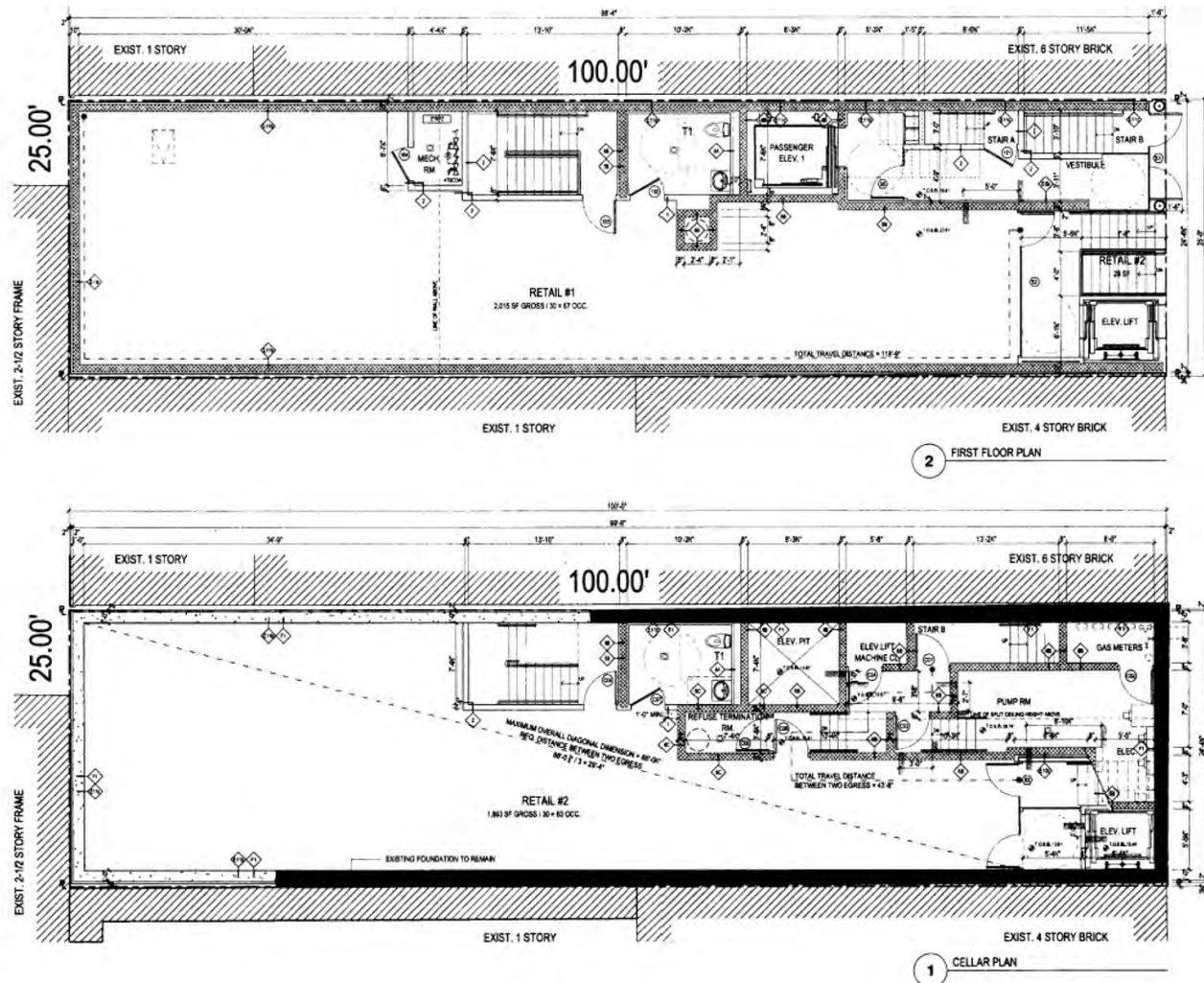
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FLOOR PLAN



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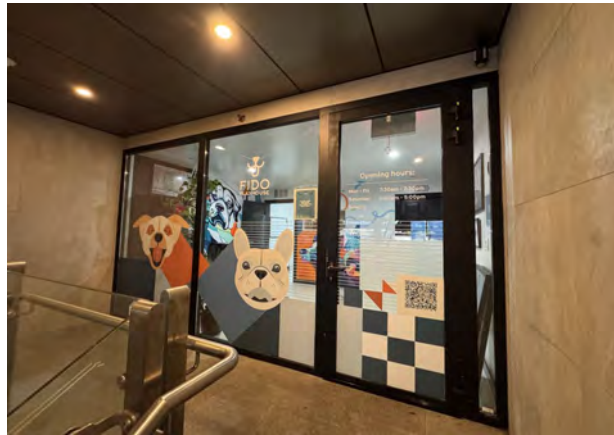
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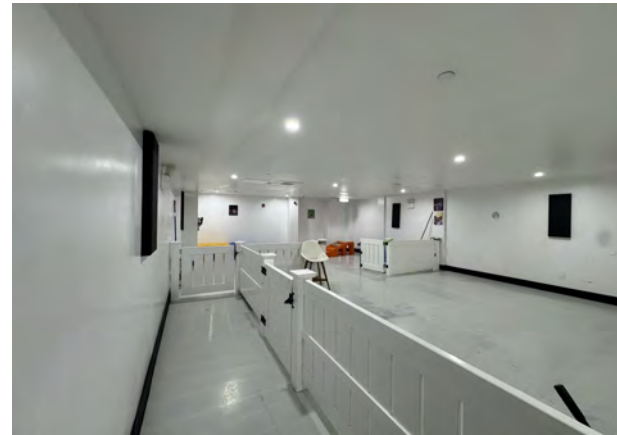
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PHOTOS



GROUND FLOOR ENTRANCE



GROUND FLOOR INTERIOR



BASEMENT ENTRANCE



BASEMENT INTERIOR

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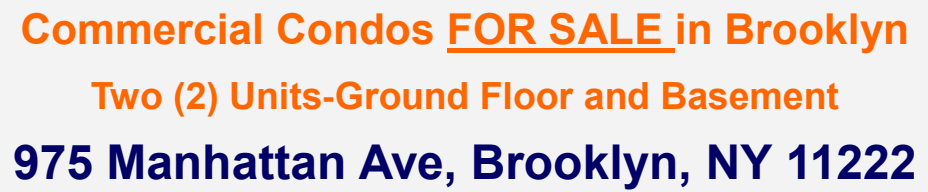
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Income & Expense

REVENUE	2025	2026	2027	2028	2029	2030	2031	2032
Ground Floor Monthly Rent	\$8,986.75	\$9,256.35	\$9,534.04	\$9,820.06	\$10,114.67	\$10,418.11	\$10,730.65	\$11,052.57
Cellar Monthly Rent	\$4,084.47	\$4,207.00	\$4,333.21	\$4,463.21	\$4,597.10	\$4,735.01	\$4,877.06	\$5,023.38
Total Gross Monthly Rent	\$13,071.22	\$13,463.35	\$13,867.25	\$14,283.27	\$14,711.77	\$15,153.12	\$15,607.71	\$16,075.95
Total Gross Annual Rent	\$156,854.64	\$161,560.20	\$166,407.00	\$171,399.24	\$176,541.24	\$181,837.44	\$187,292.52	\$192,911.40
EXPENSE	2025	2026	2027	2028	2029	2030	2031	2032
Estimated Annual Common Charge	\$15,511.68	\$15,511.68	\$15,511.68	\$15,511.68	\$15,511.68	\$15,511.68	\$15,511.68	\$15,511.68
Estiamted Insurance with 3% Escalation	\$9,182.49	\$9,457.96	\$9,741.70	\$10,033.95	\$10,334.97	\$10,645.02	\$10,964.37	\$11,293.30
RE Tax	\$3,251.44	\$3,251.44	\$3,251.44	\$3,251.44	\$3,251.44	\$3,251.44	\$3,251.44	\$3,251.44
Total Expense	\$27,945.61	\$28,221.08	\$28,504.82	\$28,797.07	\$29,098.09	\$29,408.14	\$29,727.49	\$30,056.42
Net Operating Income	\$128,909.03	\$133,339.12	\$137,902.18	\$142,602.17	\$147,443.15	\$152,429.30	\$157,565.03	\$162,854.98

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