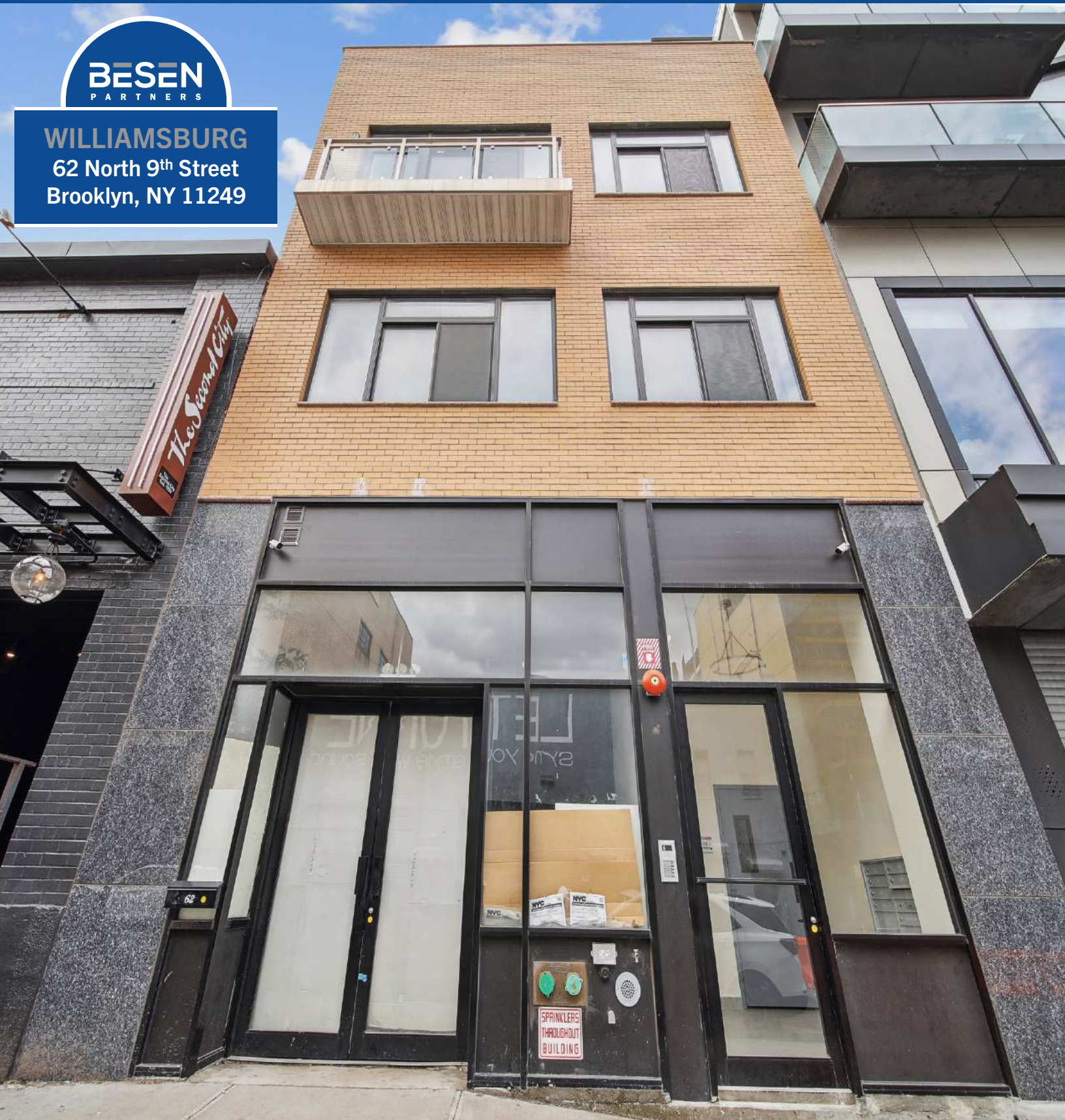




WILLIAMSBURG
62 North 9th Street
Brooklyn, NY 11249



4-STORY 6,756± SF MIXED USE BUILDING

5 APARTMENTS AND 1 STORE | DELIVERED VACANT
100% FREE MARKET | NEW CONSTRUCTION

WILLIAMSBURG, BROOKLYN
62 North 9th Street, Brooklyn, NY 11249



**EXCLUSIVE LISTING
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BESSEN
P A R T N E R S

EXECUTIVE SUMMARY

Besen Partners, as exclusive agent for Ownership, is pleased to offer for sale 62 North 9th Street, Brooklyn, NY 11249 (the "Property") located on the south side of North 9th Street between Kent and Wythe Avenues.

The Property is a newly-constructed 4-story walkup building located in the Williamsburg neighborhood of Brooklyn, New York City, comprised of 5 residential units and one commercial unit, totaling 6,756± square feet. The property is within blocks of the [L] and [G] subway stations, McCarren Park, Marsha P. Johnson State Park, and is situated near the edge of Williamsburg bordered by the East River, on North 9th Street. **Delivered vacant.**

ASKING PRICE: \$8,250,000



\$63,663
PROPERTY TAX
(2024/25)



M1-2/R6A,
MX-8
ZONING



6,756±
TOTAL SQ. FT.



6
TOTAL UNITS



PROPERTY SPECIFICATIONS

Neighborhood:	Williamsburg
Block / Lot:	2309 / 13
Building Class:	Primarily Five to Six Family with One Store or Office (S5)
Tax Class:	2A
Year Built :	2021
Total Lot Sq. Ft.:	2,500±
Stories	4
Building Dimensions:	25' x 100'
Lot Dimensions:	25' x 100'
Zoning:	M1-2/R6A, MX-8
Total Building Sq. Ft.:	6,756±
Total Units:	5 Apartments & 1 Store
F.A.R. / As Built:	3.0 / Built: 2.70
Assessment (2024/2025):	\$509,223
R.E. Taxes (2024/2025):	\$63,663

POINTS OF INTEREST MAP



INCOME & EXPENSE (PROJECTED)

REVENUE	AMOUNT
Residential Income	\$357,000
Commercial Income	\$207,000
PROJECTED GROSS INCOME	\$564,000
OPERATING EXPENSES	
Property Taxes (2024/25) – Actual	\$63,663
Insurance (\$1,200/unit)	\$7,200
Water & Sewer (\$1,100/unit)	\$5,500
Common Area Electric (\$0.25/sf)	\$1,800
Heat - Fuel (Gas) - \$300/room	\$6,000
Management Fee (3% of PGI)	\$16,920
R & M / Admin / Legal (\$1,000/unit)	\$6,000
PROJECTED OPERATING EXPENSES	\$107,000
NET OPERATING INCOME	\$457,000



BUILDING LAYOUT & PROJECTED RENT ROLL

UNIT	LAYOUT	PROJECTED RENT	SQ. FT.	STATUS	REMARKS
RETAIL	Ground + Basement	\$17,250	2,300±	Commercial	Projected @ \$90/PSF
APT #1	Large 1BR / 1 Bath	\$5,750	800±	Free Market	Outdoor Patio Space
APT #2	Large 1BR / 1 Bath	\$5,500	800±	Free Market	-
APT #3	Large 1BR / 1 Bath	\$5,500	800±	Free Market	-
APT #4	Large 1BR / 1 Bath	\$5,500	800±	Free Market	-
APT #5	Large 2BR / 1 Bath	\$7,500	1,100±	Free Market	Private Terrace
Projected Monthly Income:		\$47,000			
Projected Annual Income:		\$564,000			



VACANT RETAIL UNIT



SECOND FLOOR UNIT



SECOND FLOOR UNIT



THIRD FLOOR UNIT



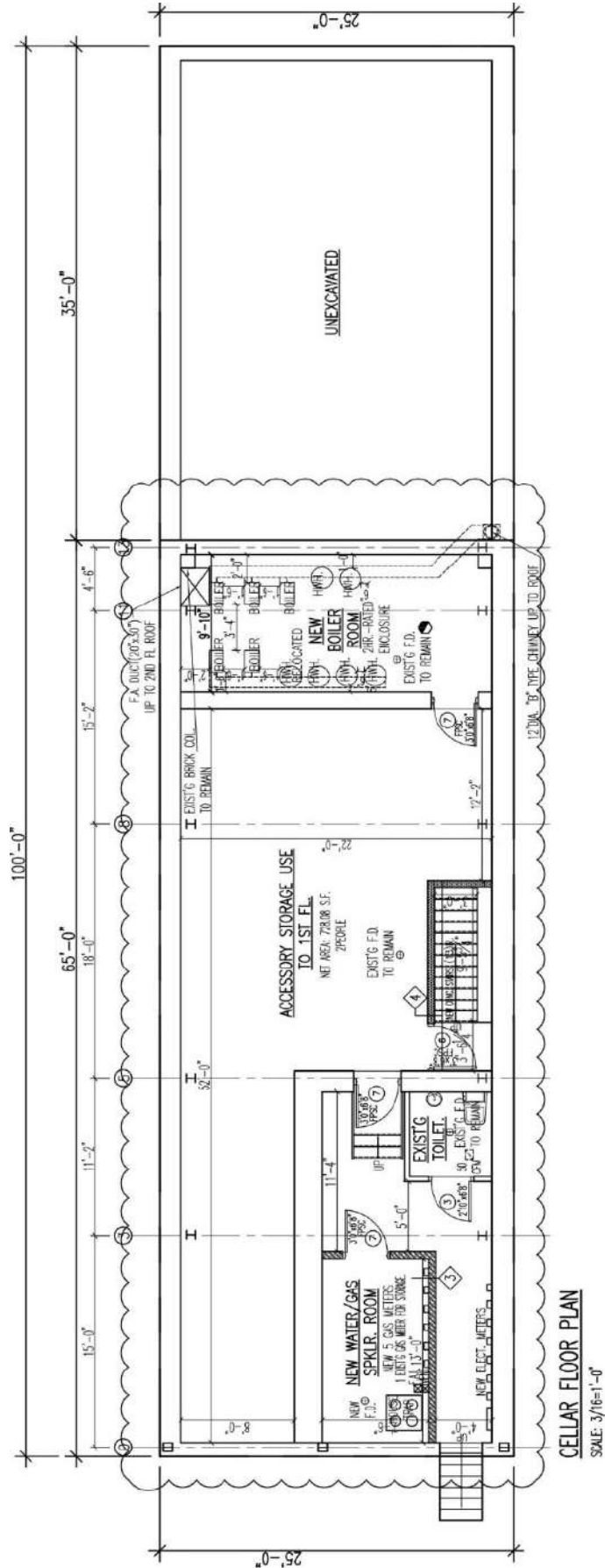
FOURTH FLOOR UNIT



FOURTH FLOOR UNIT - CONTINUED

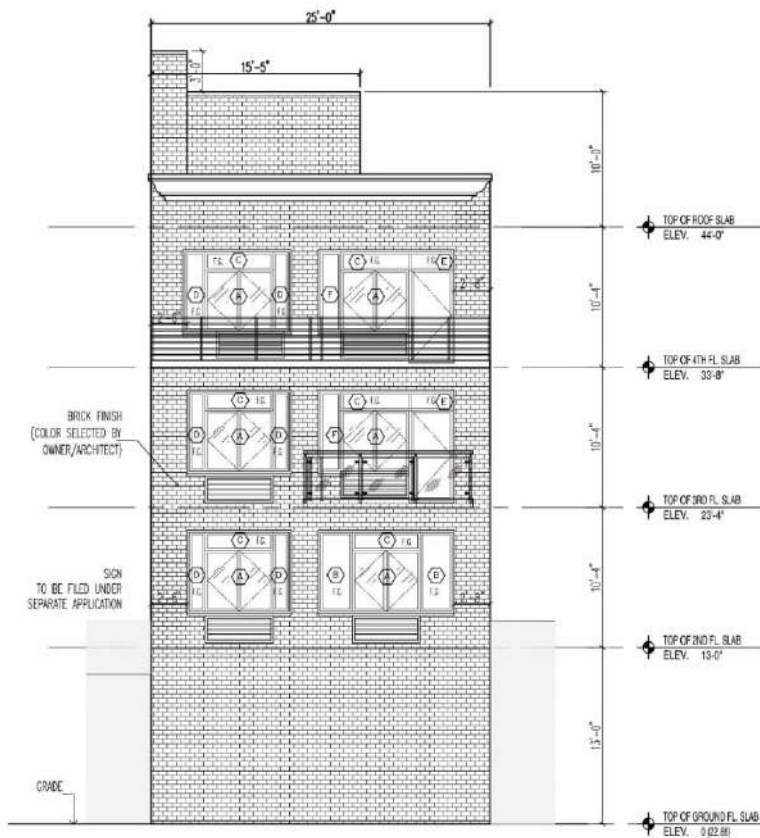
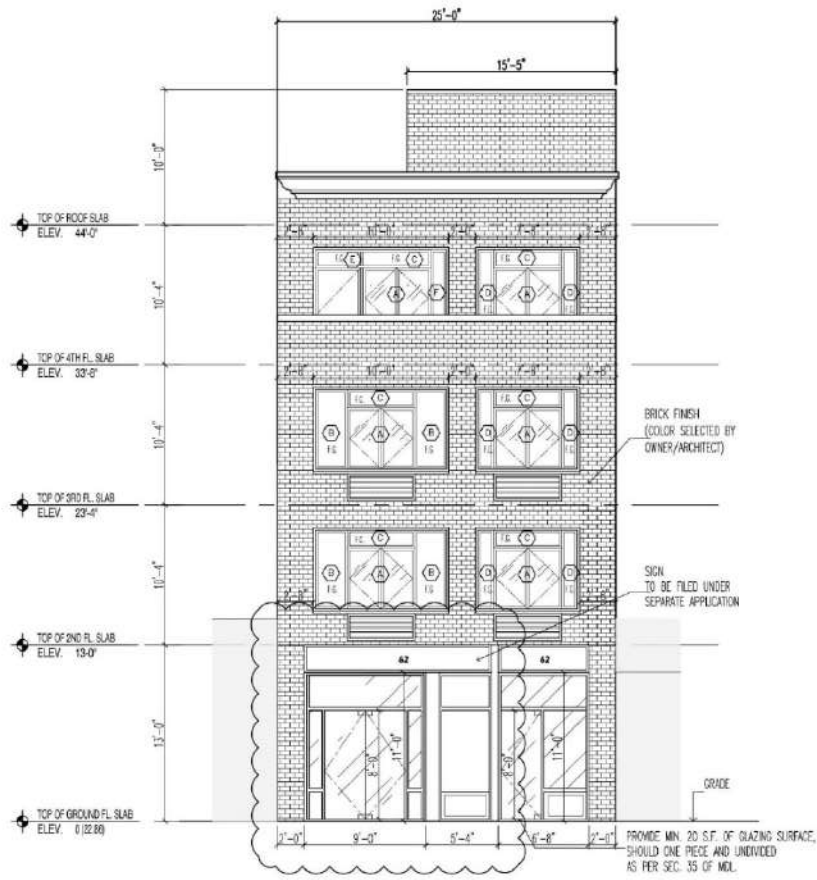


FLOOR PLANS: CELLAR



CELLAR FLOOR PLAN
SCALE: 3/16"=1'-0"

FLOOR PLANS: ELEVATIONS



STREET VIEW - WEST



STREET VIEW - EAST



BUSHWICK INLET PARK - KENT AVENUE & NORTH 9TH STREET



THE HOXTON, WILLIAMSBURG - NORTH 9TH STREET & WYTHE AVENUE

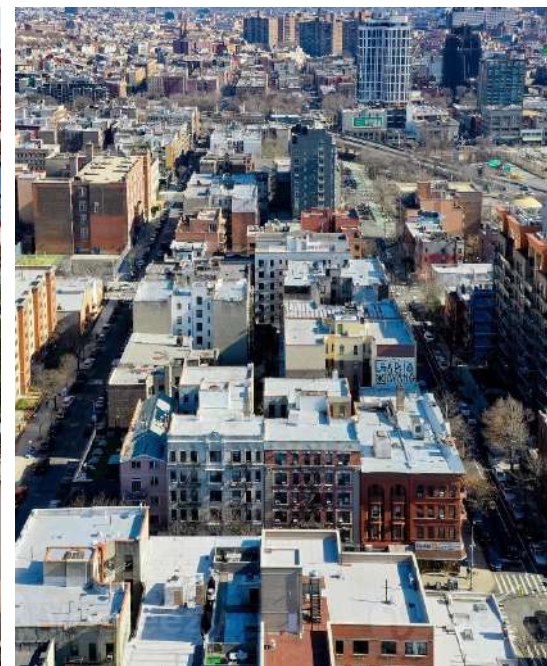


LOCATION

Williamsburg is a neighborhood in the New York City borough of Brooklyn, bordered by Greenpoint to the north; Bedford–Stuyvesant to the south; Bushwick and East Williamsburg to the east; and the East River to the west. It was an independent city until 1855, when it was annexed by Brooklyn; at that time, the spelling was changed from Williamsburgh (with an "h") to Williamsburg.

Williamsburg, especially near the waterfront, was a vital industrial district until the mid-20th century. As many of the jobs were outsourced beginning in the 1970s, the area endured a period of economic contraction which did not begin to turn around until activist groups began to address housing, infrastructure, and youth education issues in the late 20th century. An ecosocial arts movement emerged alongside the activists in the late 1980s, often referred to as the Brooklyn Immersionists.[8] The community-based scene cultivated a web of activity in the streets, rooftops and large warehouses, and attracted both the national and international press. Small, locally owned businesses began to return to the neighborhood during this expansion of creative urbanism in the 1990s.

In the 21st century, the city provided zoning changes and tax abatements to corporate developers which shifted the area from a creative, slow growth revival to an economy that was dominated by high rises and chain stores. Despite the rise in the cost of living that followed, and the loss of the original creative community that had rejuvenated the district, a new contemporary art scene and vibrant nightlife emerged that catered to new residents. However, the intensity and innovations of the Immersionist era in Williamsburg has continued to project the district's image internationally as a "Little Berlin". During the early 2000s, the neighborhood became a center for indie rock and electroclash. Numerous ethnic groups still inhabit enclaves within the neighborhood, including Italians, Jews, Hispanics, Poles, Puerto Ricans, and Dominicans.





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