



**WILLIAMSBURG**  
**347 Grand Street**  
**Brooklyn, NY 11211**



**3-STORY 4,170± SF MIXED USE BUILDING WITH 2 APARTMENTS & RETAIL**



347 Grand Street is a 3-story 4,170± SF mixed use building built on a 2,317± SF lot. The property is zoned R6B / C2-4 with 2 occupied apartments and one vacant 2,300± SF store. The large free-market apartments are currently rented and the vacant store is projected at \$12,500/month (\$65/SF). The property is located on the north side of Grand Street between Marcy Avenue and Havemeyer Street in the Williamsburg neighborhood of Brooklyn, on a vibrant block with popular restaurants. There is value-add opportunity in upgrading the apartments, which could rent for 40%+ higher, as well as changing the building classification to reduce tax liability. Property is a short walk to the Metropolitan Avenue [G] and Lorimer Street [L] subway stations.

**ASKING PRICE: \$3,350,000**



**PROPERTY INFORMATION**

Neighborhood	Williamsburg
Block & Lot	2384 / 26
Building Class	Predominant Retail with Other Uses (K4)
Lot Dimensions	23.17' x 100'
Lot Size	2,317± SF
Stories	3-Story
Layout	2 Apartments & 1 Store
Gross Sq. Ft.	4,170± SF
Zoning	R6B / C2-4
Assessment / Taxes: (2024/2025)	\$359,041 \$38,030
Tax Class	4
F.A.R. / As Built:	2.0 / 1.80



To request further information, please contact exclusive listing team:

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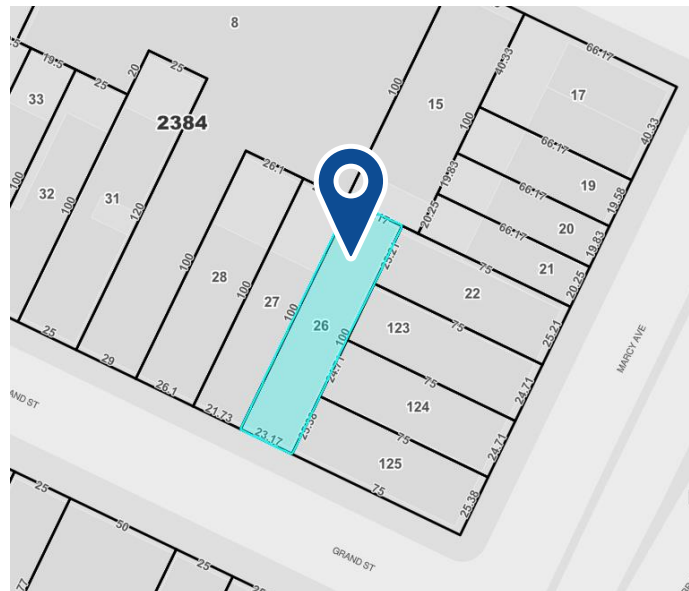
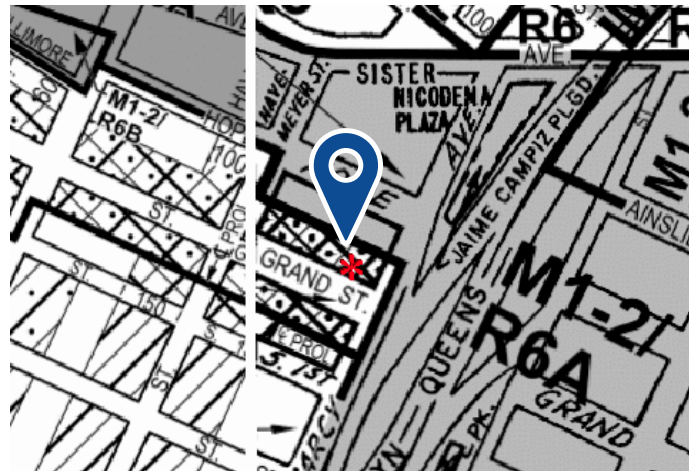
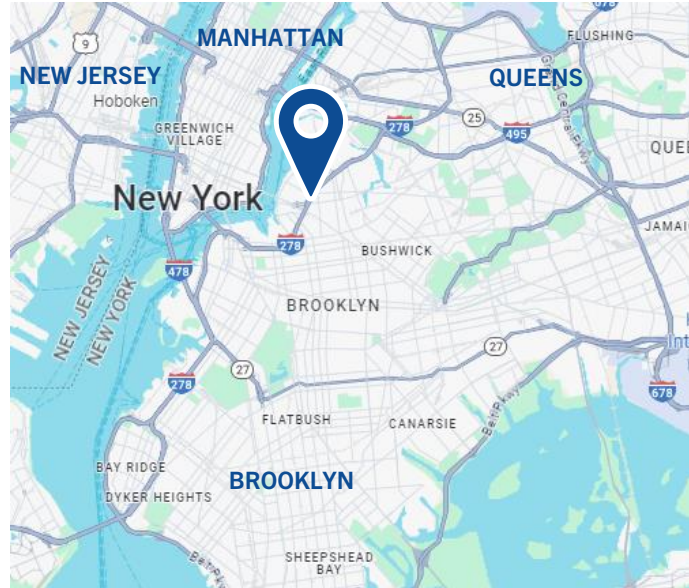
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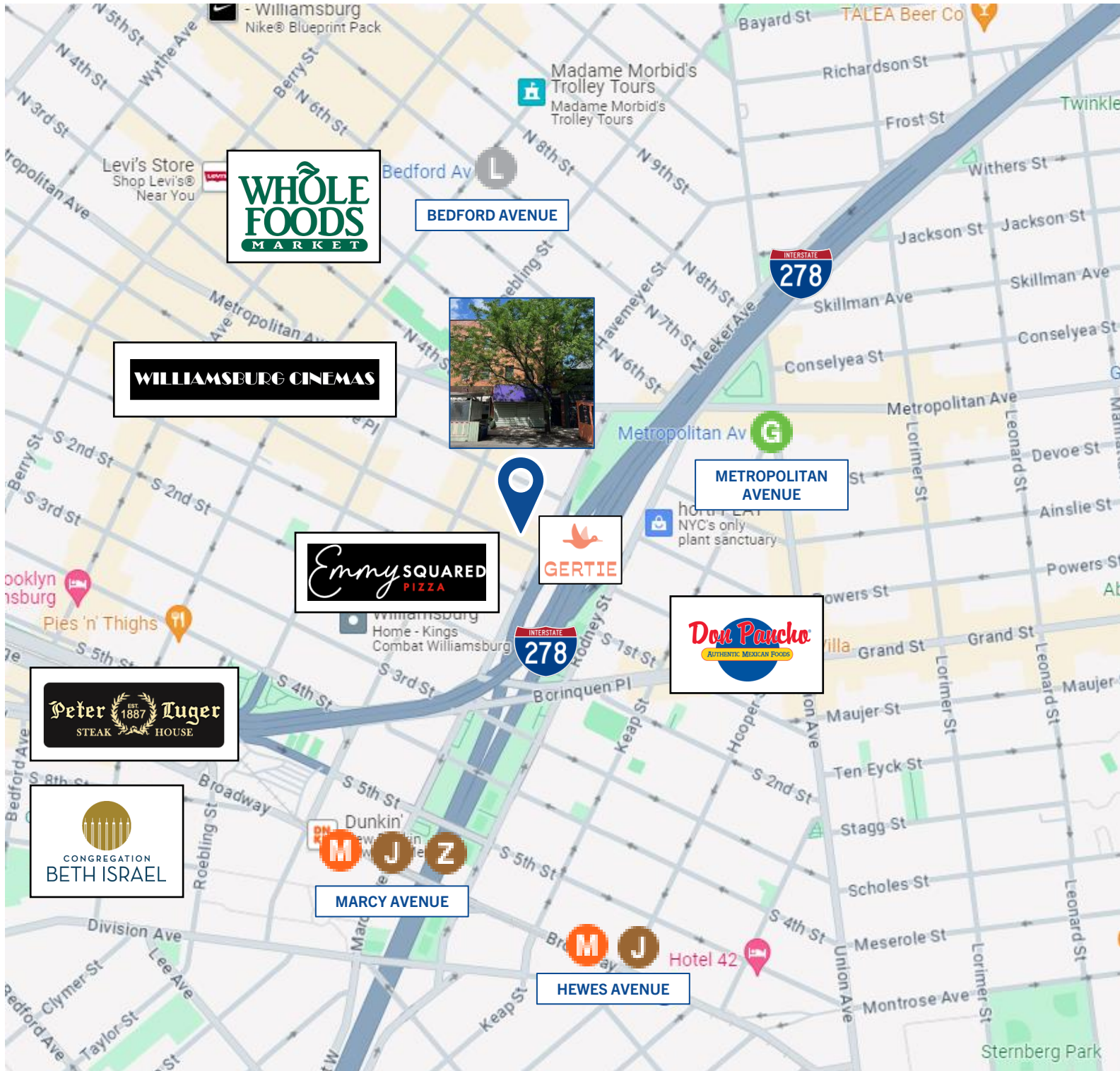
### INCOME & EXPENSE

FINANCIAL SUMMARY	AMOUNT
Residential Income (2 apartments)	\$104,400
Commercial Income (Projected \$65/SF)	\$150,000
<b>TOTAL REVENUE</b>	<b>\$254,400</b>
ESTIMATED EXPENSES	
Property Taxes (2024/25)	\$38,000
Insurance (\$1,500/unit)	\$4,500
Water & Sewer (\$1,250/unit)	\$2,500
Gas - Heat (\$300/room)	\$3,000
Common Area Electric (\$150/mo)	\$1,800
Repairs & Maintenance / Admin (\$1,000/unit)	\$3,000
<b>TOTAL EXPENSES</b>	<b>\$52,800</b>
<b>NET OPERATING INCOME</b>	<b>\$201,600</b>





### POINTS OF INTEREST MAP





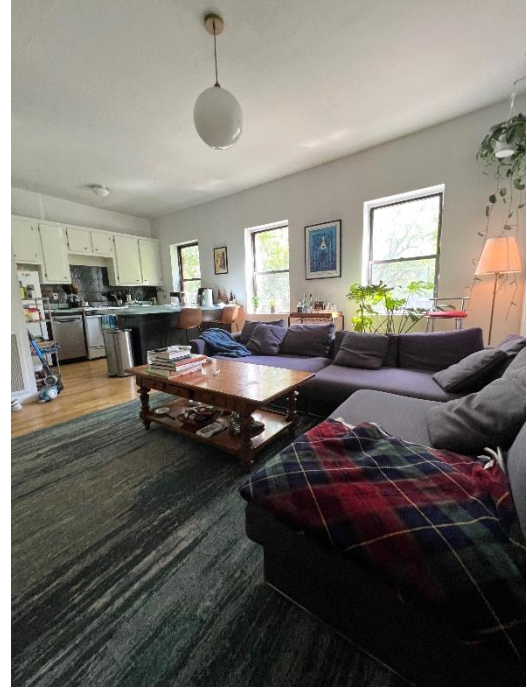
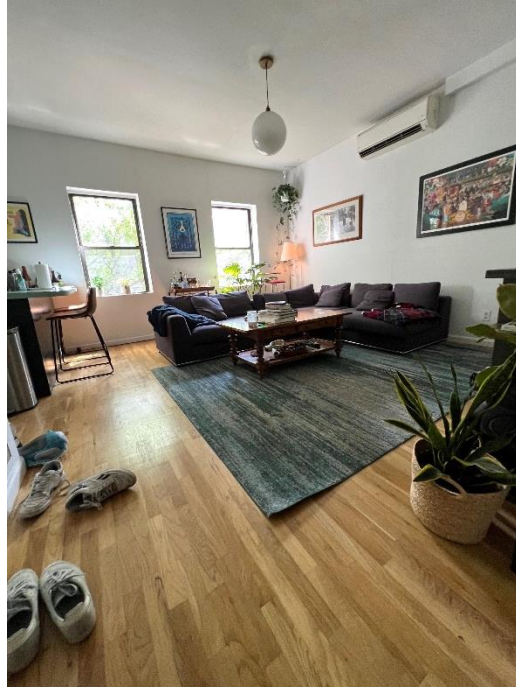
**RENT ROLL**

TENANT	LAYOUT	SQ. FT.	RENT	LXP
Projected @ \$65 PSF	Retail	2,300±	\$12,500	-
Tenant #1	3 BR / 1 BA	900±	\$4,400	02/28/2025
Tenant #2	2 BR / 1 BA	900±	\$4,300	10/31/2024
<b>MONTHLY RENT:</b>			<b>\$21,200</b>	
<b>ANNUAL RENT:</b>			<b>\$254,400</b>	



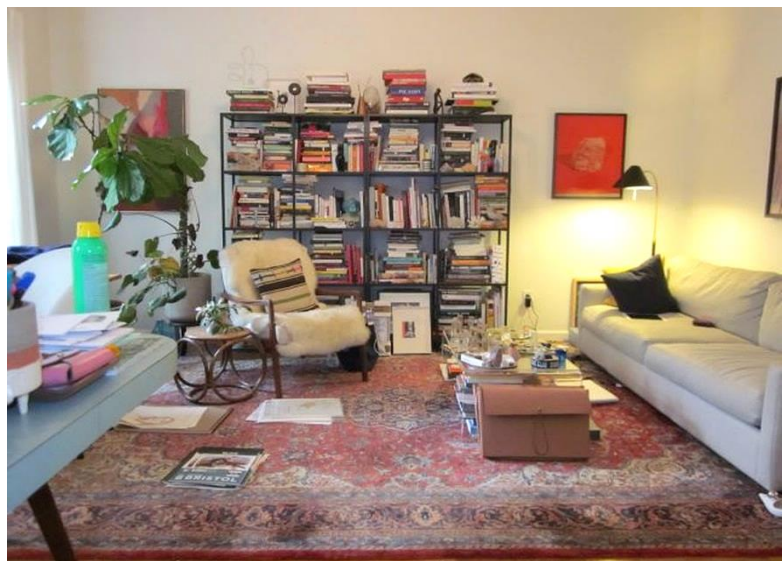


**APARTMENT PHOTOS**





**APARTMENT PHOTOS**





**RETAIL PHOTOS**



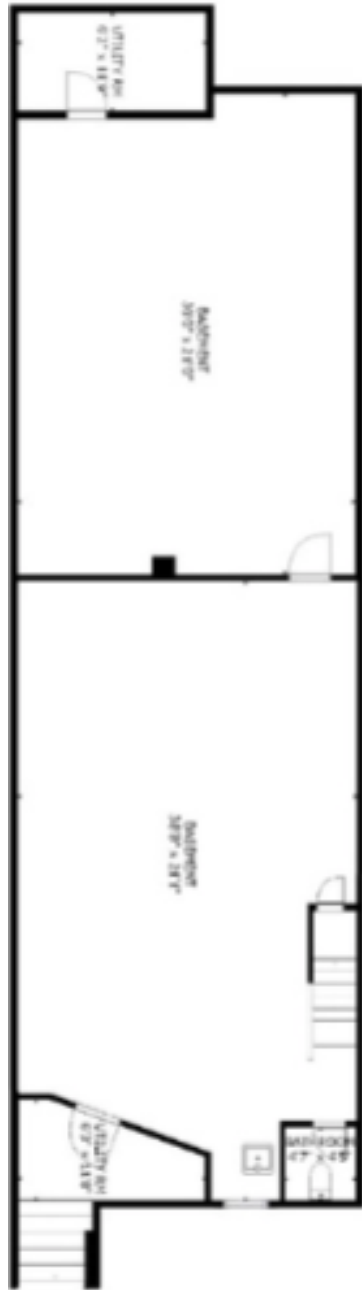


**BASEMENT PHOTOS**





**FLOOR PLANS | FIRST FLOOR & BASEMENT**



**1ST FLOOR**

