



EXCLUSIVE OFFERING MEMORANDUM

**GREENPOINT**  
**131 GREENPOINT AVENUE**  
**BROOKLYN, NY 11222**



**BESSEN**  
PARTNERS

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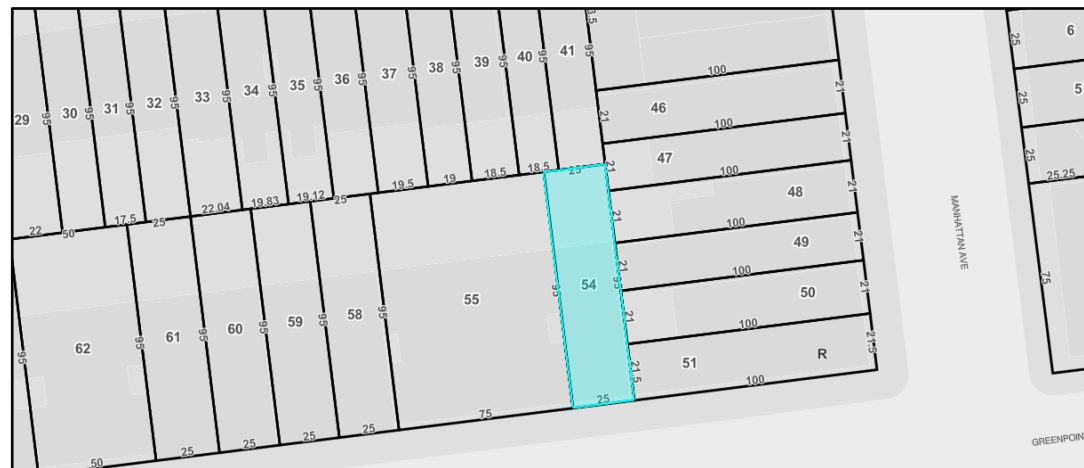
Besen Partners, as exclusive agent for Ownership, is pleased to offer for sale **131 Greenpoint Avenue**. The Property is a beautifully remodeled boutique luxury loft mixed use building in the heart of Greenpoint. At the northernmost neighborhood in Brooklyn, it offers a commuter friendly location steps away from the Greenpoint Avenue G train station as well as B43/B62 buses within footsteps. The nexus connecting Greenpoint and Manhattan. Nearby Manhattan Avenue is a strong burgeoning retail corridor with various amenities and the epicenter of the neighborhood.

100% of the 6 apartments are free market, gut renovated and meticulously updated with modern designs, showcasing elegant condo-style finishes. The units feature the finest materials, including Italian-made cabinetry, oak flooring, and bathrooms inspired by Carrara marble.

A new 10-year retail lease has just been executed for a popular Mexican restaurant to deliver the Property 100% occupied and turnkey for easy management.

**ASKING PRICE: \$7,800,000**

PROPERTY SPECIFICATIONS	
Neighborhood:	Greenpoint
Block / Lot:	2558 / 54
Building Class:	Primarily Five - Six Family with One Store or Office (S5)
Protected Tax Class:	2B
Year Built / Altered:	1928
Stories:	4
Total Lot SF:	2,375±
Total Lot Dimensions:	25' x 95'
Building Dimensions:	25' x 65'
Zoning:	R6A, C2-4
Historic District:	Greenpoint
Total Building SF:	6,500±
Units:	6 Free Market Residential Units, 1 Retail
FAR (built/allowed):	2.74 / 3.00
Unused FAR:	617 SF
Assessment / Taxes: (2024/2025)	\$189,619/ \$23,700



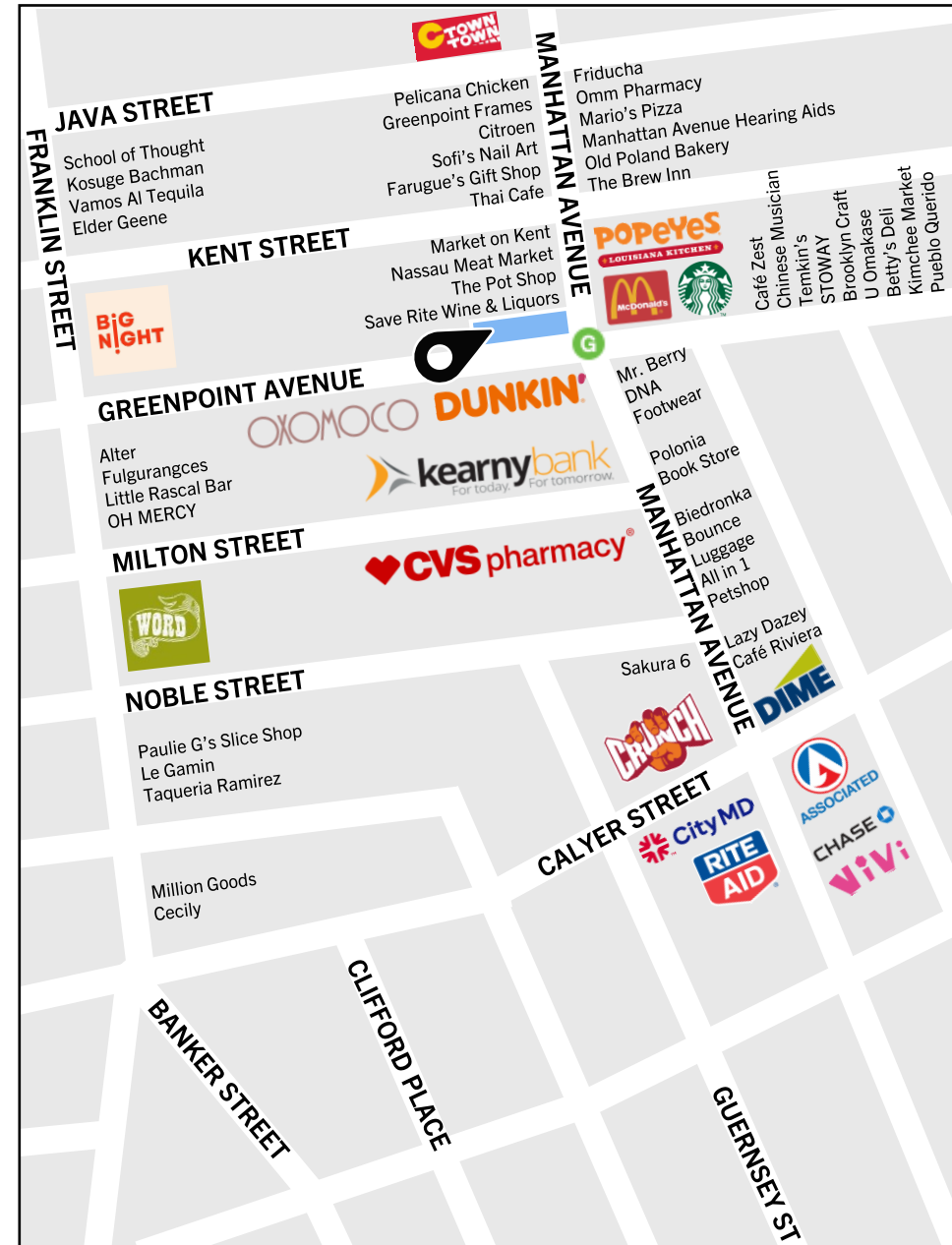


## SPACE DETAILS:

- 1,500 SF Ground Floor
- Backyard Space
- Basement
- 24' of Frontage
- 11' Ceiling Heights

## HIGHLIGHTS:

- High foot traffic area
- Burgeoning retail in front of the G train
- The nexus connecting Greenpoint and Manhattan
- Dense residential area
- Fully vented restaurant space
- Formerly Jungle Café vegan restaurant
- Neighboring tenants include:
  - Popeye's, McDonald's, Dunkin', Starbucks, Oxomoco, C-Town Supermarket, CVS, Big Night, Kearny Bank, Crunch Fitness, Word Books and more.

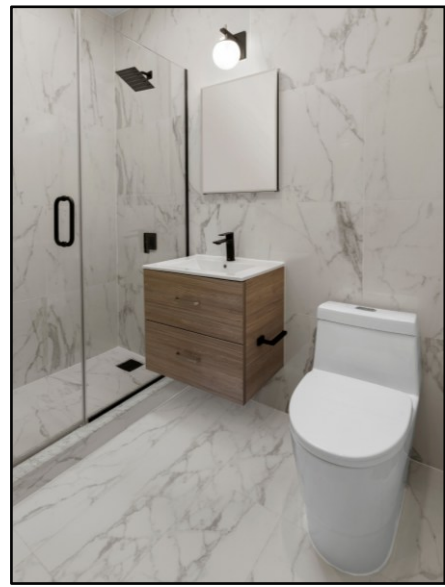


# APARTMENT FEATURES



## APARTMENT FEATURES

- Engineered Hardwood Floors
- Recessed Lighting
- Quartz Countertops
- Brand New Appliances
- Custom Kitchen Cabinets
- Luxury Bathroom w/Ceramic Tile
- Whisper-Quiet Split Unit HVAC System
- Living Room Equipped w/LED Smart TV
- Fully electric and all split systems and wash & dryer in unit



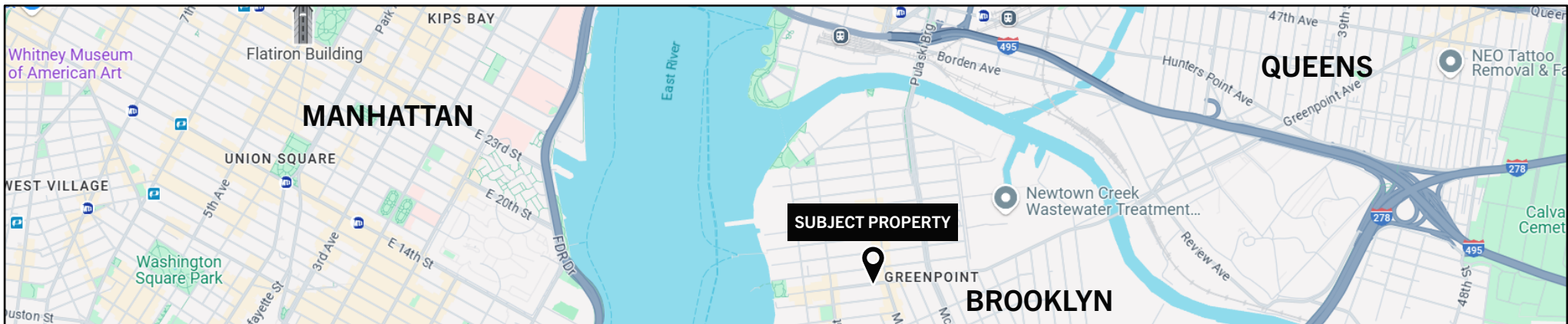


# RENT ROLL | INCOME & EXPENSE

UNIT #	LAYOUT	RSF	RENT	LXP	AMENITIES
COMM*	-	1,175 SF	\$12,000	12/31/1934	-
#2A	2BR/1Bth	776 SF	\$4,850	8/31/2025	Washer/Dryer
#2B	1BR/1Bth	698 SF	\$4,350	3/31/2025	Washer/Dryer
#3A	2BR/1Bth	741 SF	\$4,850	Vacant	Washer/Dryer
#3B	2BR/1Bth	741 SF	\$4,500	4/30/2025	Washer/Dryer
#4A	2BR/1Bth	747 SF	\$4,850	5/31/2025	Washer/Dryer
#4B	2BR/1Bth	741 SF	\$4,550	9/30/2024	Washer/Dryer
<b>Retail:</b>		1,175 SF	\$12,000		
<b>Residential:</b>		4,444 SF	\$27,950		
<b>Totals:</b>		<b>5,619 SF</b>	<b>\$39,950</b>		

\*Commercial unit is \$123 PSF

INCOME & EXPENSE		
<b>REVENUE</b>		
Gross Potential Revenue		\$479,400
<b>Net Effective Rent</b>		<b>\$479,400</b>
<b>EXPENSES</b>		
Real Estate Taxes (2024/25)		\$23,700
Insurance		\$8,000
Utilities (Gas & Heat)		\$3,500
Common Area Electricity		\$2,000
Payroll & Related Costs		\$4,500
Management Fee	3.00%	\$14,000
Repairs & Maintenance		\$2,500
<b>Total Expenses</b>		<b>\$58,200</b>
<b>NOI</b>		<b>\$421,200</b>





### THE VIBE

Greenpoint exudes a laid-back, hidden charm with a touch of bohemian flair.

### NEIGHBORHOOD HUB

Manhattan Avenue is lined with a mix of classic neighborhood spots and stylish bars and eateries.

### LOCAL CHARM

Greenpoint is home to some of the city's most authentic Polish establishments, from butchers and bakeries to beloved restaurants.

### TOP PERK

The neighborhood boasts an abundance of vintage industrial architecture, with striking old warehouses, towering brick smokestacks, and weathered water tanks.

## GREENPOINT

**Greenpoint** is the northernmost neighborhood in the Brooklyn borough of New York City, located in the state of New York. It is bordered to the southwest by Williamsburg at Bushwick Inlet Park and McCarren Park, to the southeast by the Brooklyn–Queens Expressway and East Williamsburg, to the north by Newtown Creek and the Queens neighborhood of Long Island City, and to the west by the East River. Greenpoint is known for its strong Polish immigrant and Polish-American community, with numerous Polish restaurants, markets, and businesses, earning it the nickname "Little Poland."

Originally farmland, with street names such as Meserole and Calyer reflecting the names of early landowners, Greenpoint's residential development took shape during the Industrial Revolution and late 19th century. The area's waterfront along the East River was lined with rope factories and lumber yards, while the northeastern section near Newtown Creek became an industrial maritime hub.

Historically a working-class, immigrant neighborhood, Greenpoint attracted families and laborers due to its factory jobs, heavy industry, shipbuilding, and longshore work. However, since the early 2000s, the neighborhood has experienced significant gentrification and development, becoming a growing center of nightlife. A 2005 rezoning facilitated the construction of high-rise residential buildings along the East River waterfront, and efforts have been made to reclaim the waterfront for public recreation, including plans to extend a continuous promenade to the Newtown Creek area.

Greenpoint is part of Brooklyn Community District 1, with the primary ZIP Code of 11222. It is served by the 94th Precinct of the New York City Police Department.



# Neighborhood To Watch: Greenpoint, Brooklyn, New York

**Roger Sands** Contributor 

*Roger Sands covers travel, culinary trends and hospitality design.*

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Jun 6, 2024, 06:30am EDT



Once a beneath-the-radar section of Brooklyn, Greenpoint has morphed into a mecca of new real estate offerings and restaurants. Galleries and artist studios are housed in converted warehouses, and the revitalized East River waterfront has parks and new high-rises with sweeping views of midtown Manhattan.

Along the East River, two new high-rise apartment blocks, including 21 India Street and The Huron, on Huron Street, tower over Greenpoint's ferry terminal. This connects Greenpoint with East 34th Street in Midtown in eight minutes and to Wall Street's Pier 11 in a little over half an hour. The Huron is a two-tower condo with 171-units designed by Morris Adjmi the architect who made Williamsburg, Williamsburg with the restoration of the Wythe Hotel. Adjmi's entry to Greenpoint signals a wider shift that this unconnected neighborhood is officially connected.

[READ MORE](#)



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