

EXCLUSIVE OFFERING MEMORANDUM

59 Devoe Street
Brooklyn, NY 11211

PRICE REDUCTION

\$ ~~3,400,000~~ → \$ 3,195,000

INVESTMENT HIGHLIGHTS

NEIGHBORHOOD

Williamsburg

EXISTING SQFT

2,988

TYPE

Multi Family

BUILDING DIMENSIONS

19.92 x 50


UNITS

3



Leonard

 www.leonardre.com

 917-419-2461

 zachi@leonardre.com

59 Devoe Street

BROOKLYN, NY 11211

PROPERTY DESCRIPTION

Exceptional Investment Opportunity in Prime Williamsburg!

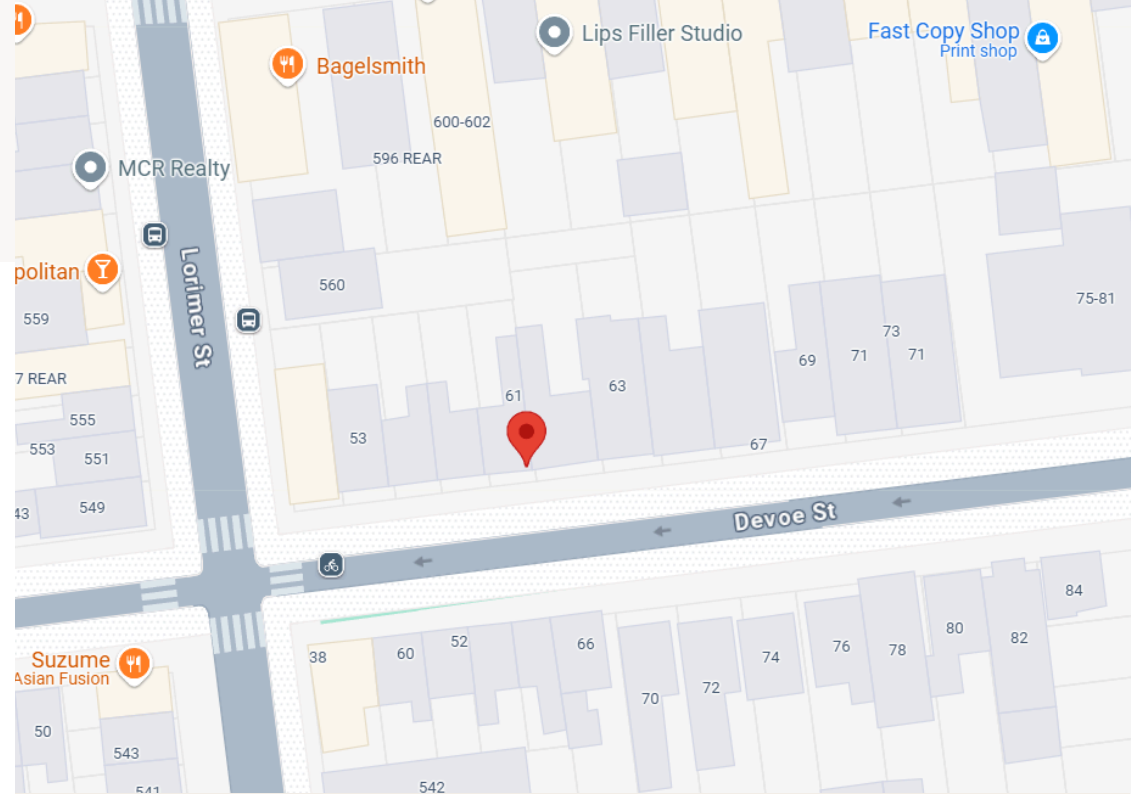
Discover a rare chance to own a meticulously gut-renovated high-end property in the heart of one of Williamsburg's most sought-after neighborhoods. This stunning residence is just a 3-minute walk from both the L and G trains, offering unparalleled convenience and connectivity.

Situated on one of Williamsburg's most picturesque blocks, this property combines modern luxury with timeless charm. The recent renovation ensures top-tier finishes and state-of-the-art amenities, making it a standout in today's market.

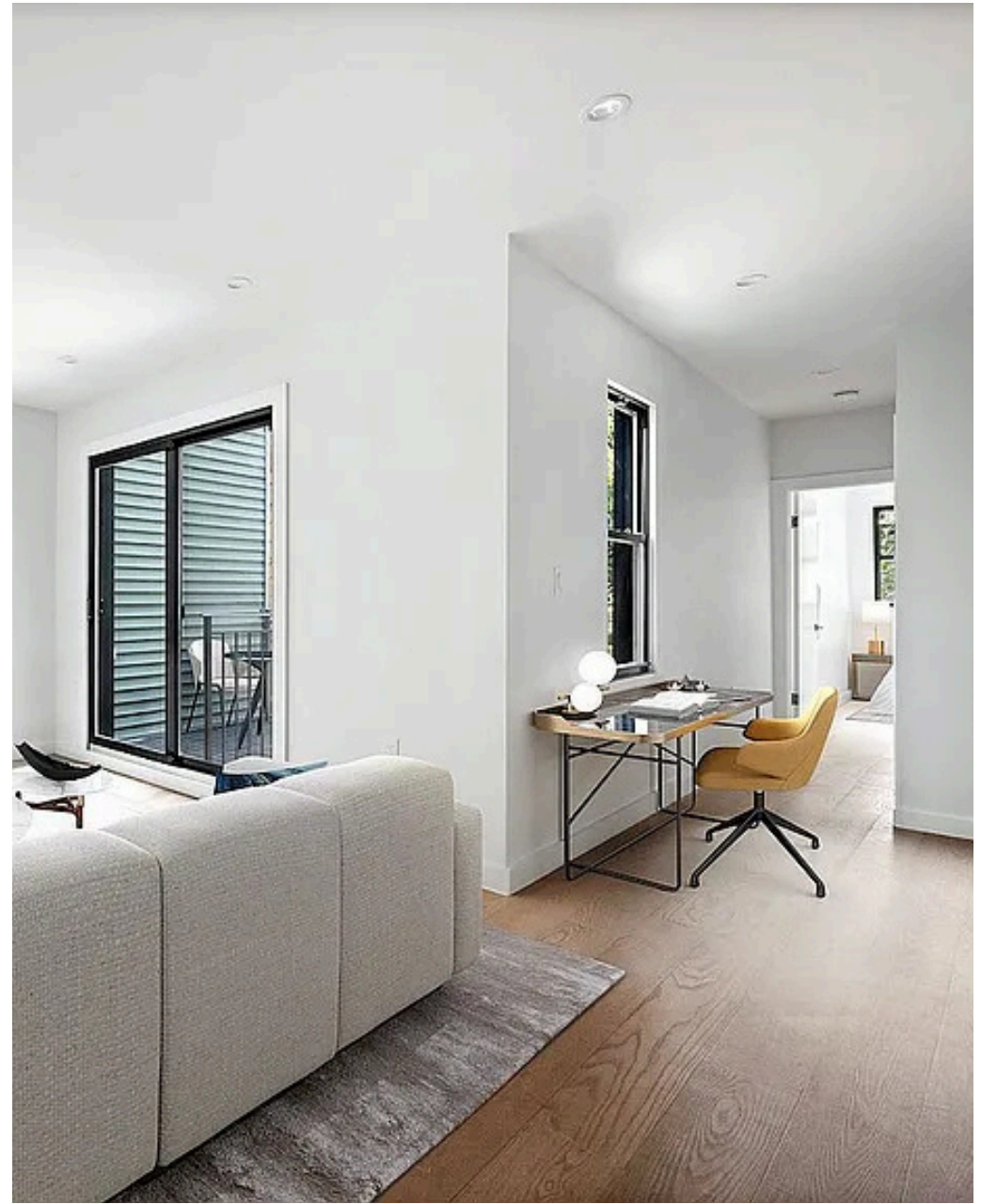
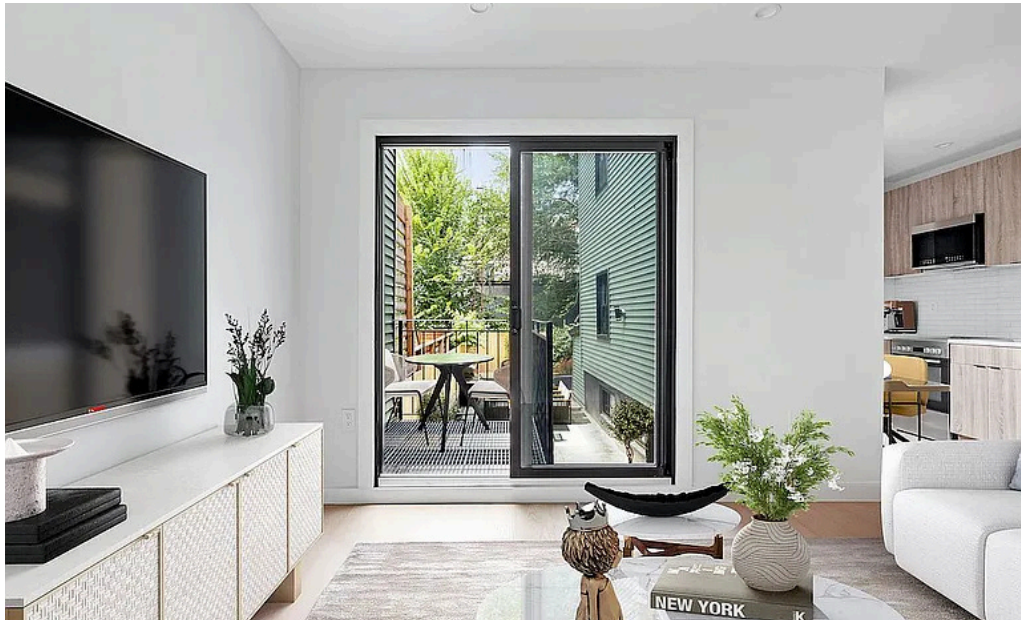
With its robust cash flow and prime location, this property presents an exceptional investment opportunity.

Williamsburg's continued growth and popularity promise significant future appreciation, positioning this property as a valuable asset in your portfolio.


Don't miss out on securing a piece of Williamsburg's thriving real estate landscape. Contact us today to explore this unique investment prospect!




■ Block & Lot:	02762-0033
■ Neighborhood:	Williamsburg
■ Cross Streets:	Lorimer and Leonard Street
■ Building Dimensions:	19.92 x 50
■ Lot Dimensions:	19.92 X 75
■ Units:	3
■ Total Existing SQFT:	2,988
■ Zoning:	R6B



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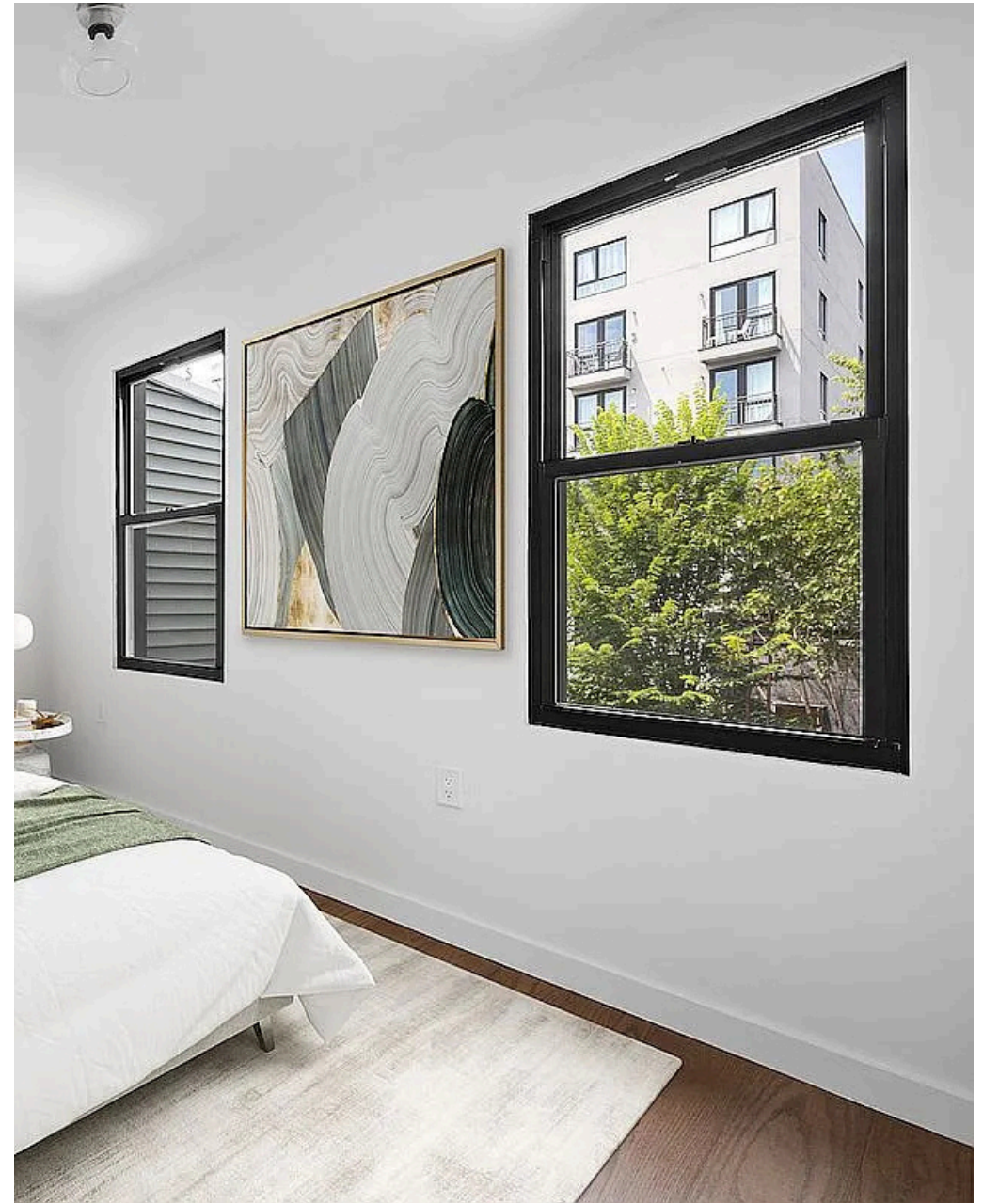
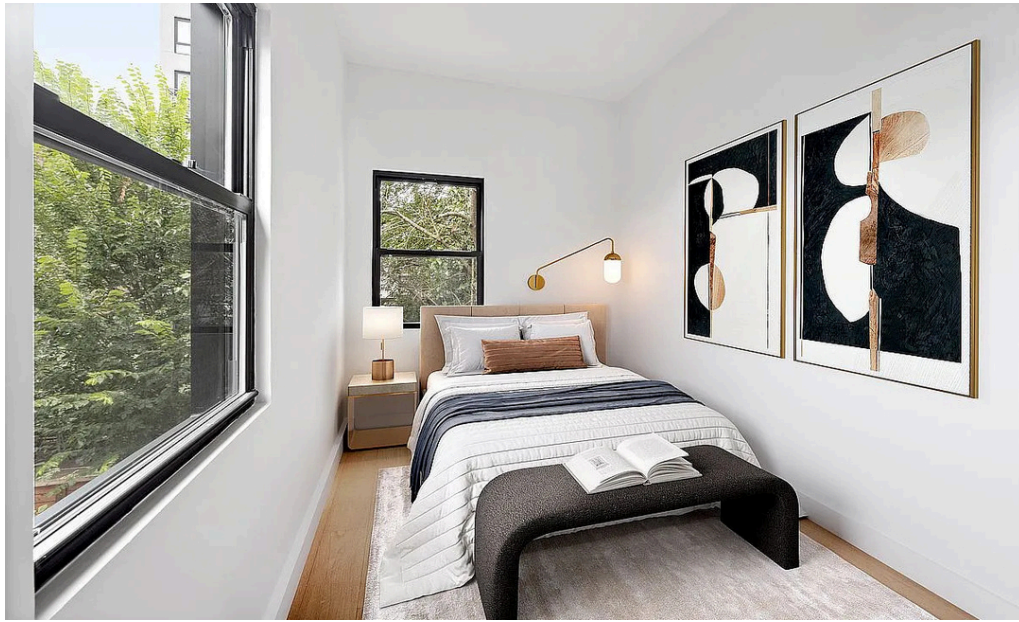


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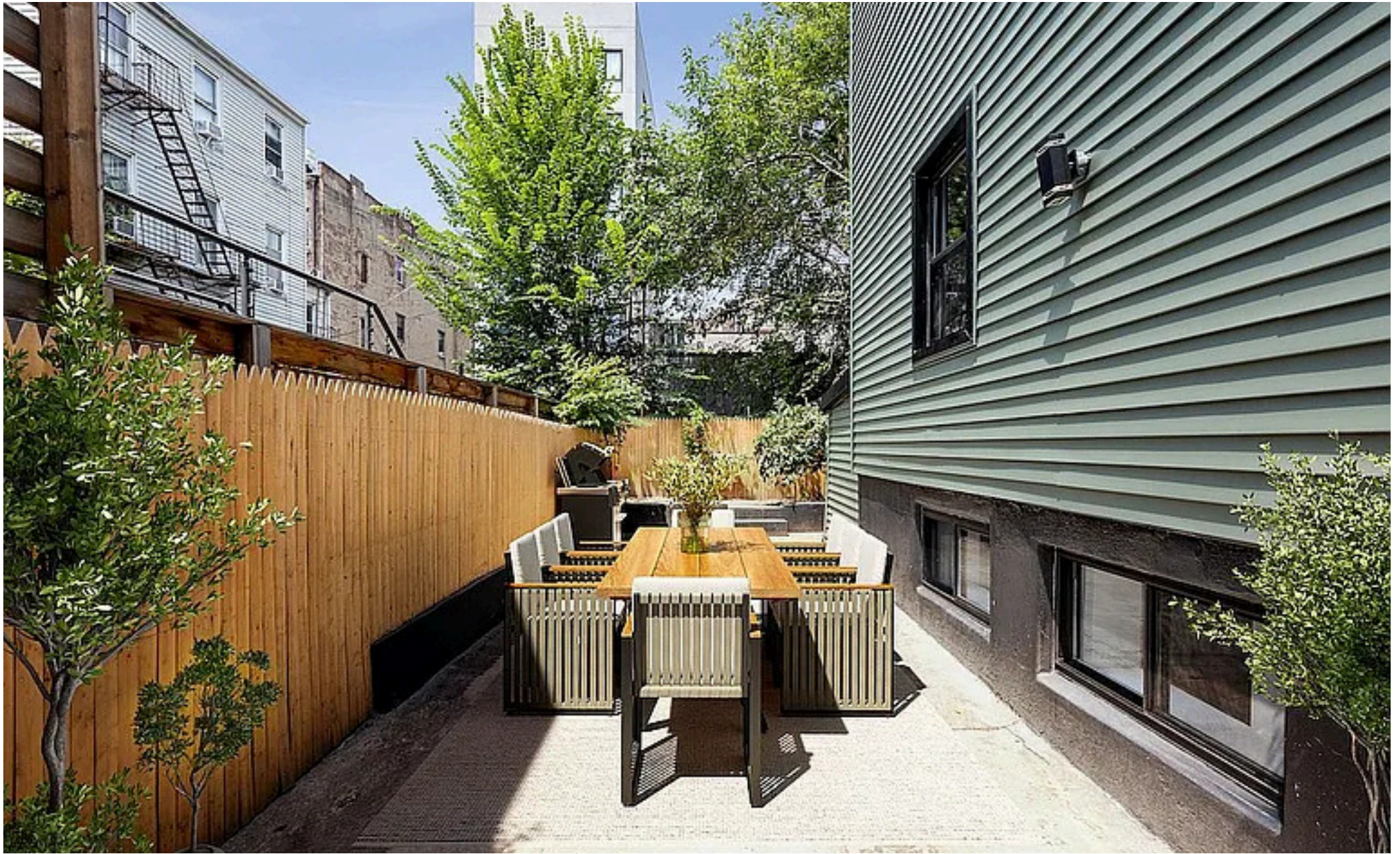


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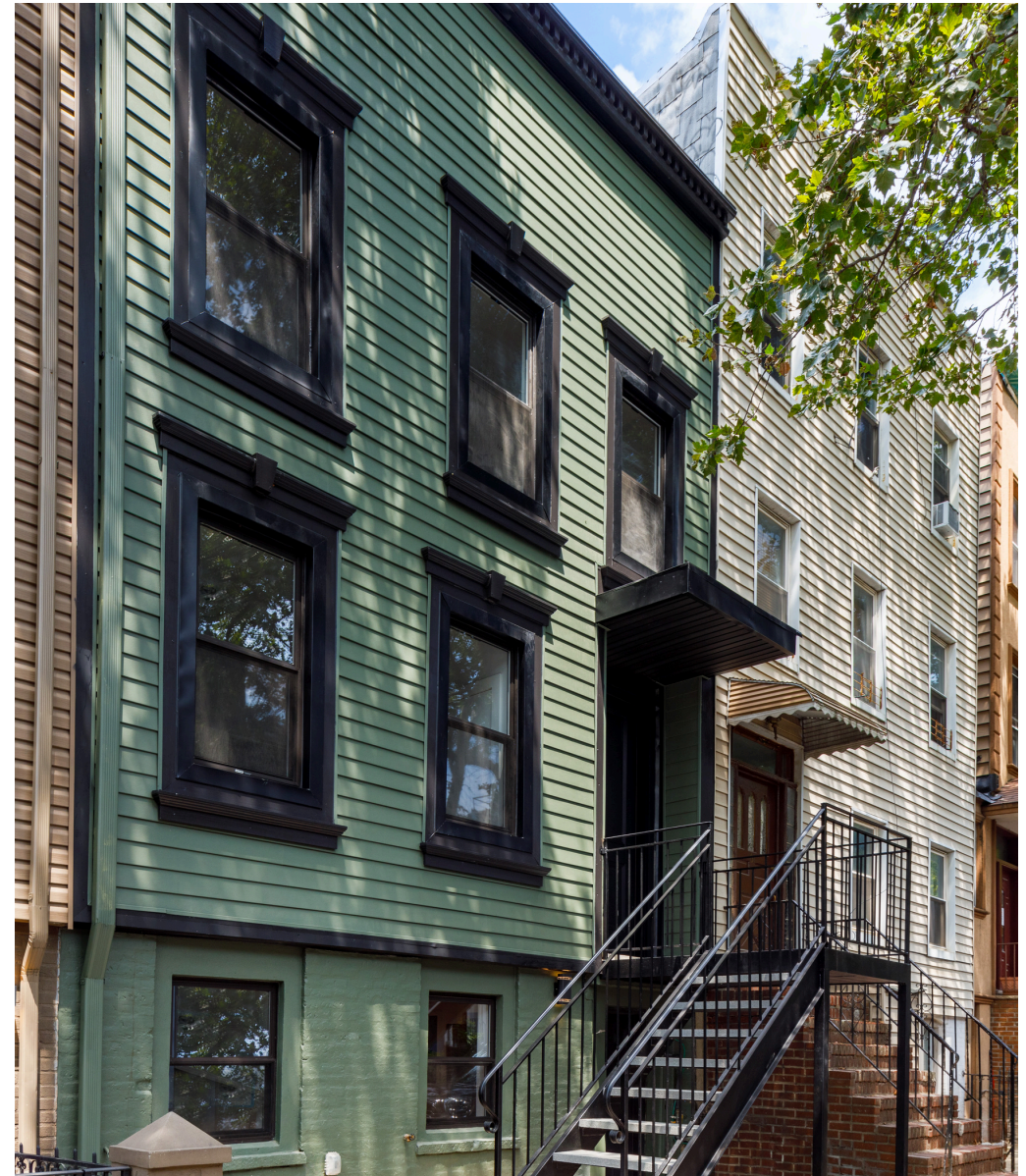
Get in touch



Zachi Koren

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PROPERTY MONTHLY INCOME

UNIT	NO. OF BEDS/BATHS	CURRENT	LEASE EXP	STATUS
1	2br/2ba	\$5,000.00	05/31/2025	Renovated +Back Yard
2	2br/2ba	\$5,595.00	05/31/2025	Renovated
3	3br/2ba	\$5,775.00	07/31/2025	Renovated
Total	7br/6ba	\$16,370.00		
			\$196,440.00	Annual Income

PROPERTY YEARLY EXPENSES

REAL ESTATE TAXES	\$	4,778
WATER & SEWER	\$	1,728
GAS HEAT	TENANT PAYS	-
COMMON ELECTRIC	\$	1,000
INSURANCE	\$	2,829
PAYROLL	\$	3,600
REPAIRS & MAINTENANCE	\$	1,500

MANAGEMENT	\$	5,893.2
VACANCY	\$	5,893.2
TOTAL	\$	27,221.4

TOTAL ANNUAL INCOME \$ 196,440

TOTAL ANNUAL EXPENSES \$ 27,221.4

NET OPERATING INCOME \$ 169,218.6