

\$ 3,250,000

EXCLUSIVE OFFERING MEMORANDUM

139 Kingsland Avenue,
Brooklyn, NY 11222

INVESTMENT HIGHLIGHTS

NEIGHBORHOOD

Greenpoint

EXISTING SQFT

2,401

TYPE

Multi Family

UNITS

4



139 Kingsland Avenue

BROOKLYN, NY 11222

PROPERTY DESCRIPTION

Excellent Investment Opportunity – Fully Renovated 4-Family in Prime Greenpoint Location

Don't miss this rare chance to own a fully gut-renovated 4-family property in one of Brooklyn's most desirable neighborhoods. Located in the heart of Greenpoint, this turnkey investment features:

Four Spacious Units: Each apartment offers 2 bedrooms, 2 baths with top of the line finishes and appliances, washer and dryer in every unit.

2 units with private backyard.

2 units with skylight.

Complete Renovation: The building was fully gutted and renovated with all-new systems, including plumbing, electrical, and mechanicals.

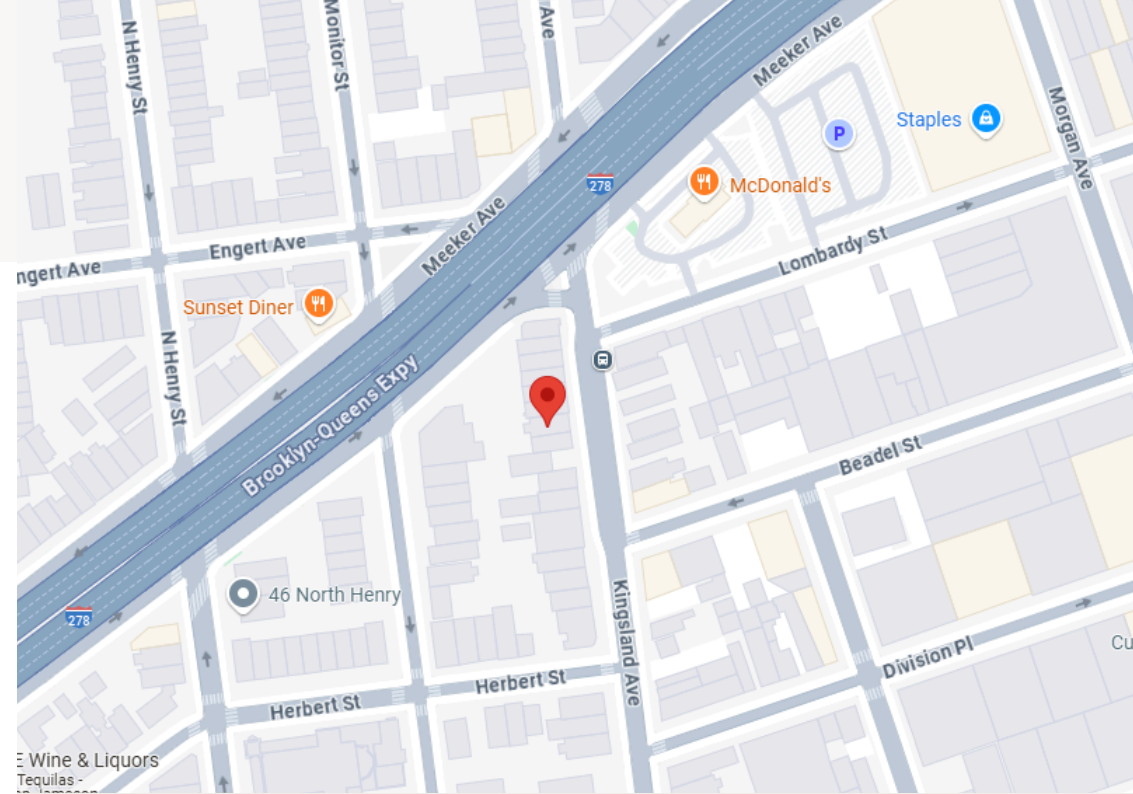
Finished Basement: Includes private large keyed storage unit, adding extra value for tenants.

Strong Rental Income: Projected gross rental income of \$222,000 annually.

Tenant-Paid Heat: Tenants are responsible for their own heating, minimizing owner expenses.

Favorable Tax Class: Classified as Tax Class 2A, with annual taxes under \$10,000.

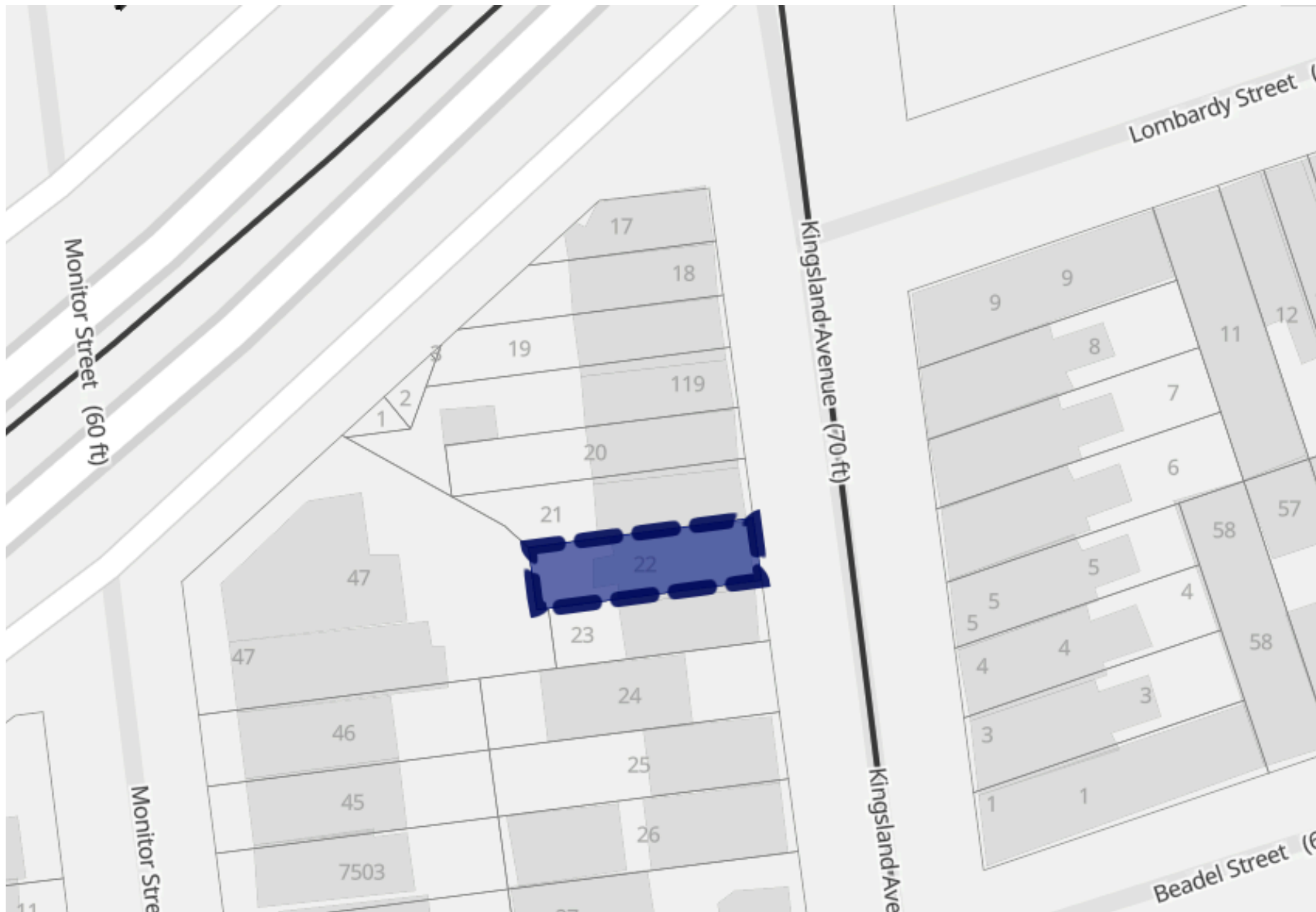
With high rental demand in Greenpoint, this property offers both immediate cash flow and long-term appreciation. A true gem for investors seeking a low-maintenance, high-yield asset in a thriving neighborhood.



Block & Lot:	02829-0022
Neighborhood:	Greenpoint
Cross Streets:	Meeker & Herbert
Building Dimensions:	24.5 x 49 ft
Lot Dimensions:	24.5 x 82 ft
Units:	4
Existing sqft:	2,401
Buildable sqft:	4,018
Zoning:	R6B
FAR:	2

UNITS DESCRIPTION

UNIT	BED/BATH	PRIVATE BACK YARD	PRIVATE STORAGE UNIT	PROJECTED RENT
1R	2 Beds / 2 Baths	Yes	Yes	\$4,750
1L	2 Beds / 2 Baths	Yes	Yes	\$4,750
2R	2 Beds / 2 Baths	No	Yes	\$4,500
2L	2 Beds / 2 Baths	No	Yes	\$4,500



Get in touch



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