

**\$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 with modern finishes and updated layouts.

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

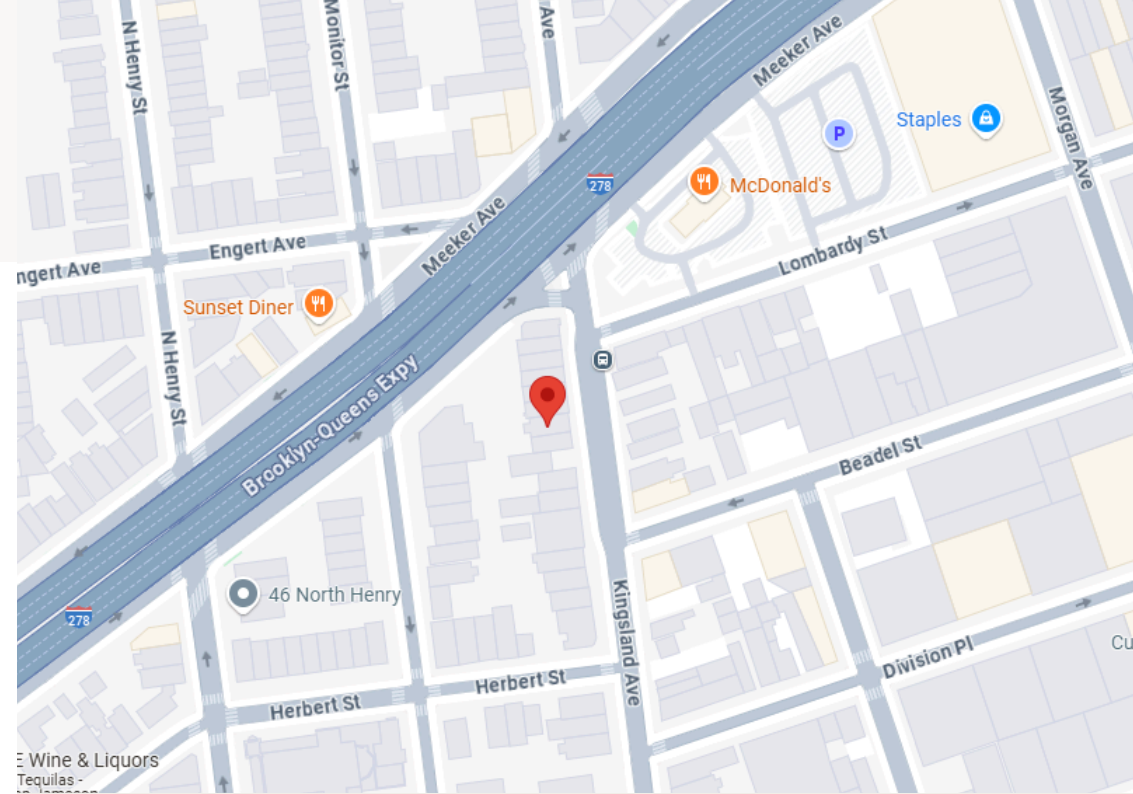
**Finished Basement:** Includes dedicated storage units, adding extra value for tenants.

**Strong Rental Income:** Projected gross rental income of \$230,400 annually.

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

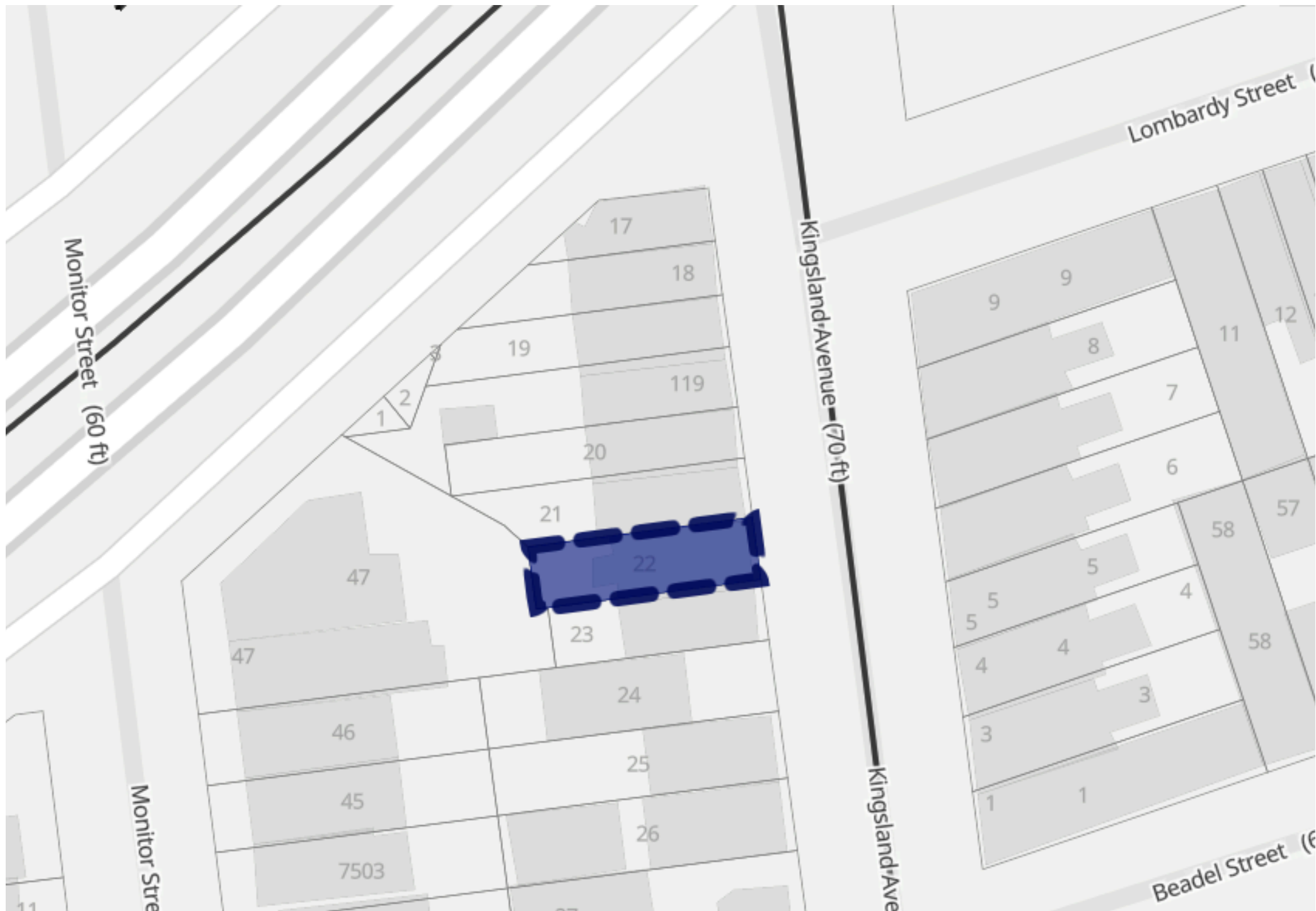
**Favorable Tax Class:** Classified as Tax Class 2A, with annual taxes under \$10,000.

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                |





# Get in touch



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