

EXCLUSIVE - CORNER MIXED USE BUILDINGS | +/- 12,780 SF

306-308 Graham Avenue

WILLIAMSBURG, BROOKLYN

BRAX REALTY GROUP LLC

27 West 20th Street, Suite #701

New York, NY 10011

646.668.4803

www.BraxRealty.com



Asking Price: \$7,600,000
5.14% Cap Rate | \$594/SF

For More Information
Please Contact Exclusive Broker:

Michael J. Ferrara | Managing Principal

Office: 646-668-4803 | Cell: 516-375-0036

Email: MF@BraxRealty.com | www.BraxRealty.com

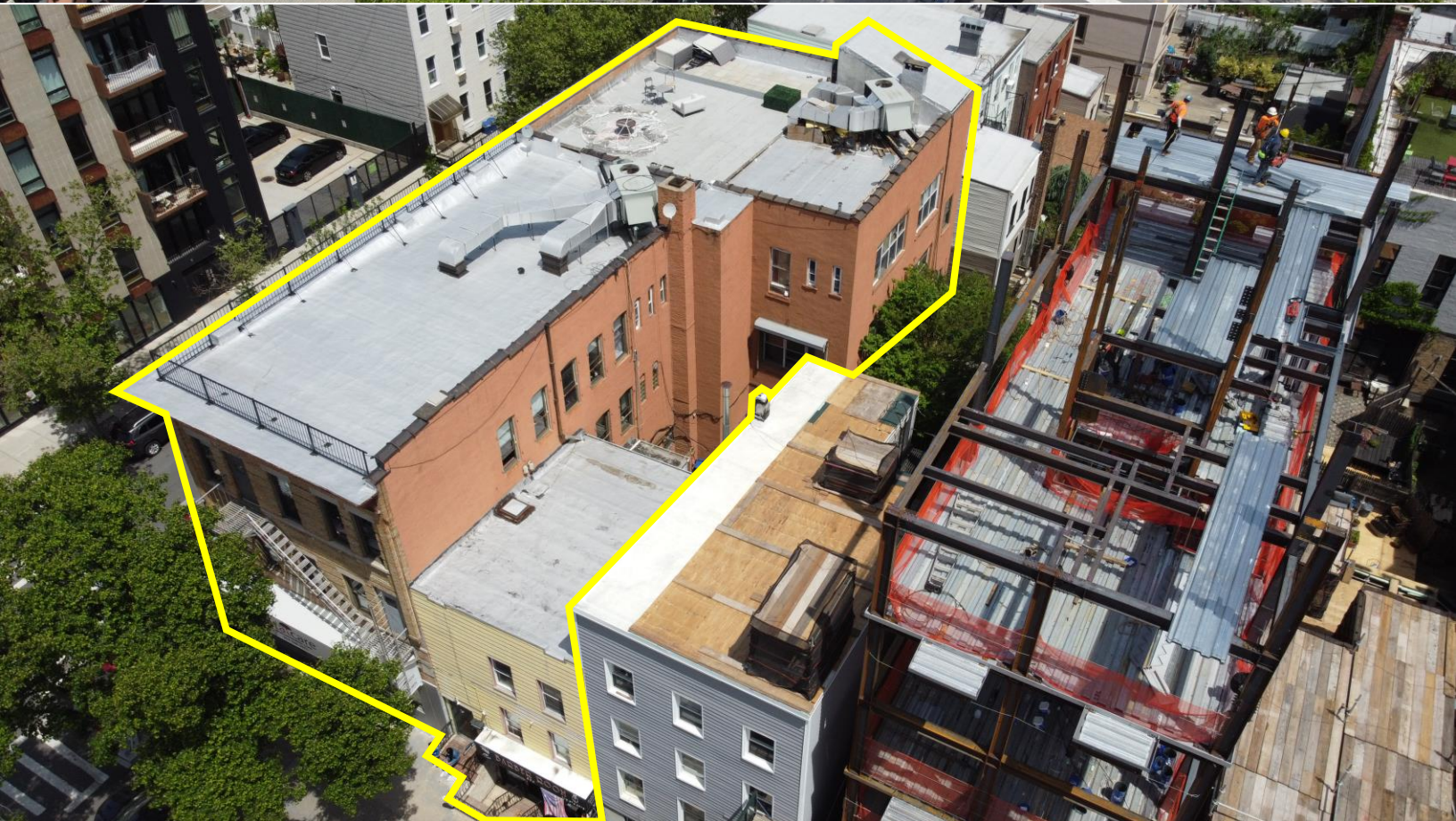
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Investment Real Estate Advisors

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Property Information:

Address:	306 & 308 Graham Avenue AKA 252-260 Ainslie Street
Cross Streets:	SE Corner of Ainslie Street
Block / Lot:	2777 / 7
Buildings SF:	+/- 12,780
Built:	50' x 100' Irregular
Lot Dimensions:	50' x 100'
Lot Size (SF):	5,000 SF
Sprinklered:	Yes
Elevator:	308 Graham/252-260 Ainslie - Yes 306 Graham - No
Units:	Residential - 5 Retail - 3 <u>Office- 1</u> Total: 9
Zoning:	R6A, C2-4
Tax Class:	4
Building Class:	O9
FAR:	3 (Residential) 3 (Community Facility)
Total Buildable Sq. Ft.:	15,000 BSF – Residential 15,000 BSF – Community Facility
Available Air Rights:	+/- 2,220 SF
Real Estate Taxes (22'/23'):	\$89,511

[Please click here to view the Marketing Video](#)

**FULLY
FREE
MARKET
ELEVATOR**

100%
Occupancy

+/- 12,780
Sq. Ft.
+
+/- 2,220 SF of
Air Rights

22+ Yr.
Long-term
Ownership

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Executive Summary:

308 Graham Avenue (AKA 252-260 Ainslie Street) & 306 Graham Avenue ("Properties") are situated on a +/- 5,000 SF lot on the southeast corner of Ainslie Street and Graham Avenue. The R6A/C2-4 zoned lot, is improved with three (3) attached three-story plus basement mixed-use buildings, containing an aggregate +/- 12,780 SF of above grade gross building area. The properties are located in a prime area of Williamsburg and are only a 3-minute walk (two blocks) to the L subway station at the corner of Graham Avenue and Metropolitan Avenue.

An incredible corner location with 50' frontage on Graham Avenue and 100' of frontage on Ainslie Street, the properties consist of 3 retail tenants, 5 apartments and one full floor office space. The properties are 100% occupied and provide a diversified income stream that offers future upside to an investor through renovations and increasing rents to market. There is potential to add-value in utilizing the 2,220 SF of available air rights for a vertical expansion of 308 Graham Avenue/252-260 Ainslie Street or by re-developing 306 Graham and utilizing the air rights to construct a new building. Additionally, an investor has the opportunity to create a roof deck amenity with incredible views of the Manhattan skyline. 258 Ainslie Street has a curb cut and garage door which has been covered over but can be reactivated for future use.

306 Graham Avenue is a +/- 2,050 NRSF separate frame building with one duplex apartment with private backyard access and 1 retail tenant, a barber shop. 308 Graham Avenue/252-260 Ainslie Street is a corner property serviced by a recently upgraded and modernized elevator and consists of 2 retail tenants, 4 incredible loft apartments with almost 11' ceilings and exposed brick and one full-floor beautifully renovated office space.

306 & 308 Graham Avenue provide a rare opportunity to acquire a corner package in a prime area of Williamsburg that is in high demand due to its historical loft character and all free market status.



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258 Ainslie - Apt. #2

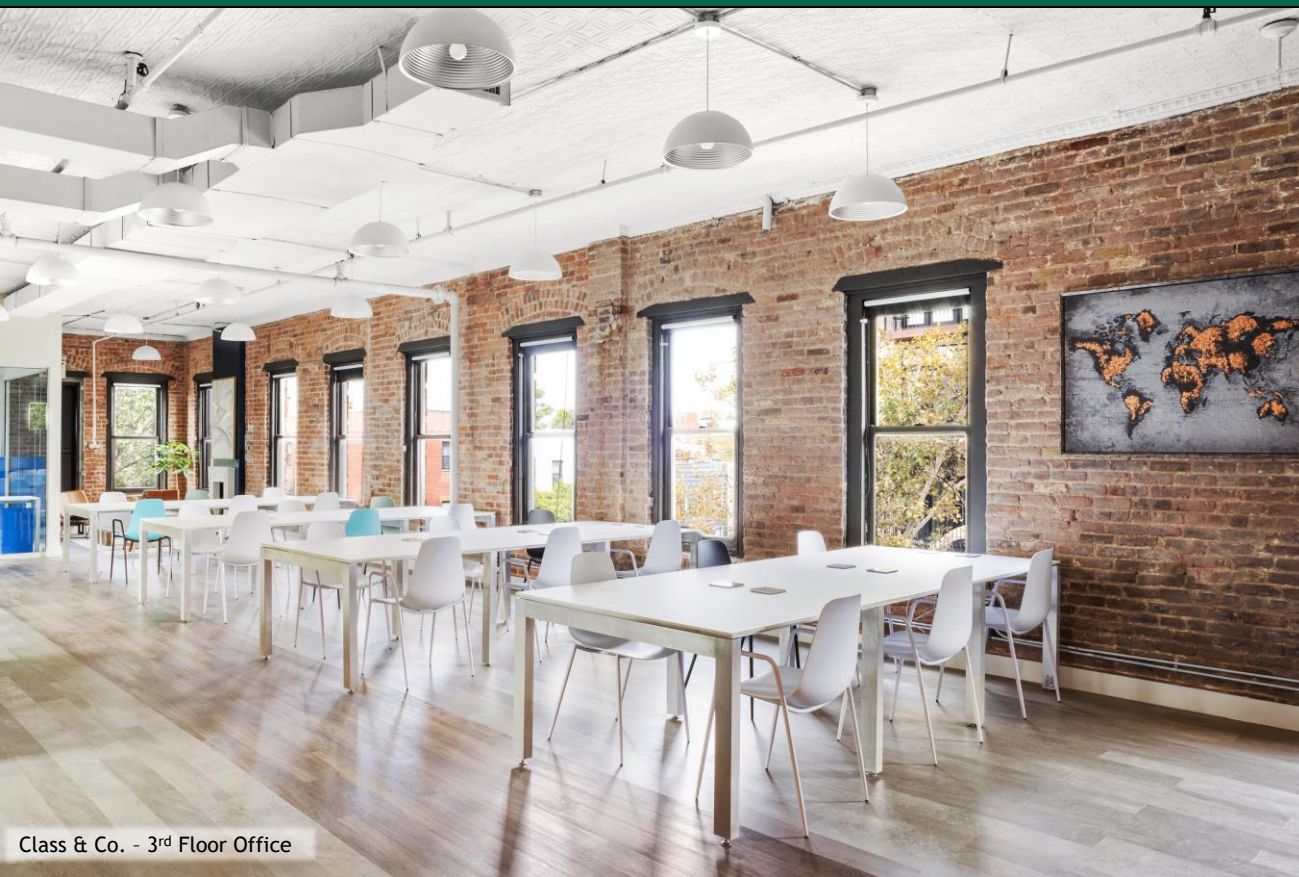


258 Ainslie - Apt. #4

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Class & Co. - 3rd Floor Office



Class & Co. - 3rd Floor Office

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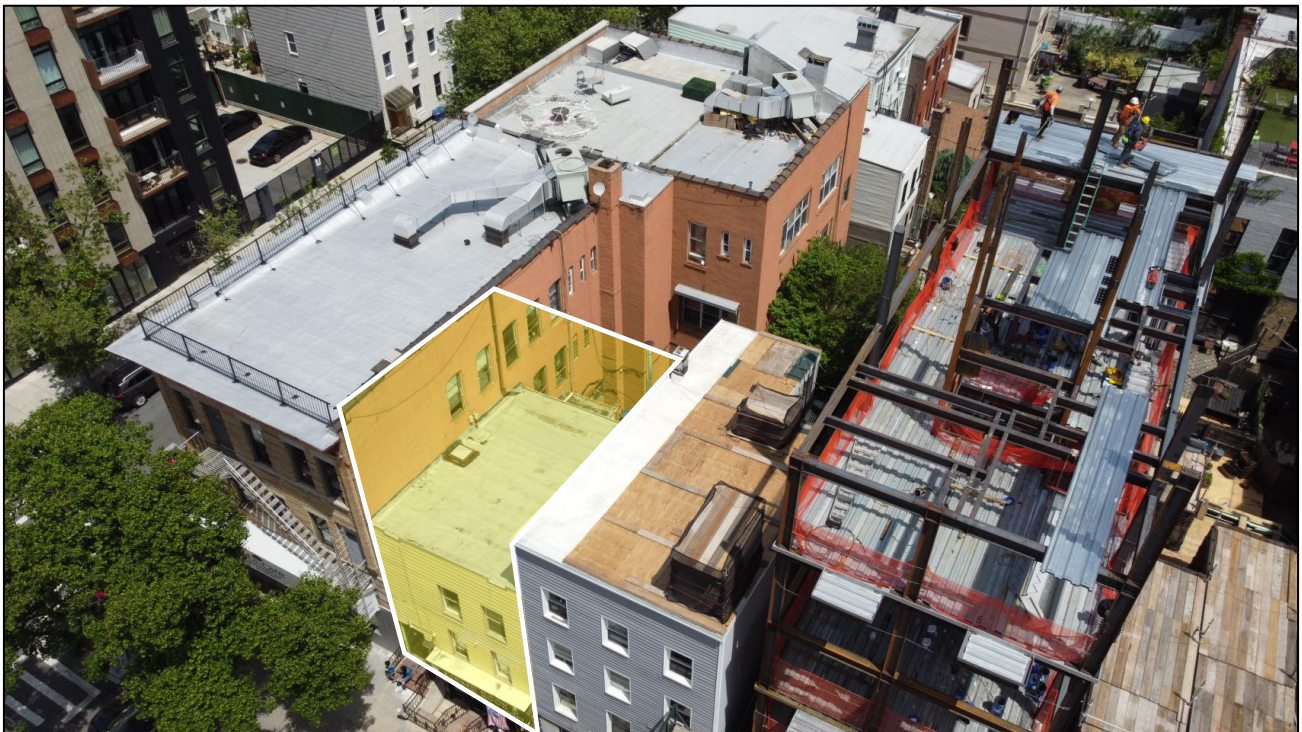
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Vertical Enlargement – Air Rights

The subject property has additional air rights of +/- 2,220 SF that could potentially be utilized as a vertical expansion to 308 Graham Avenue/252-260 Ainslie Street or a future redevelopment of 306 Graham Avenue as a brand new building. *Please consult your architect and engineer to verify feasibility.*

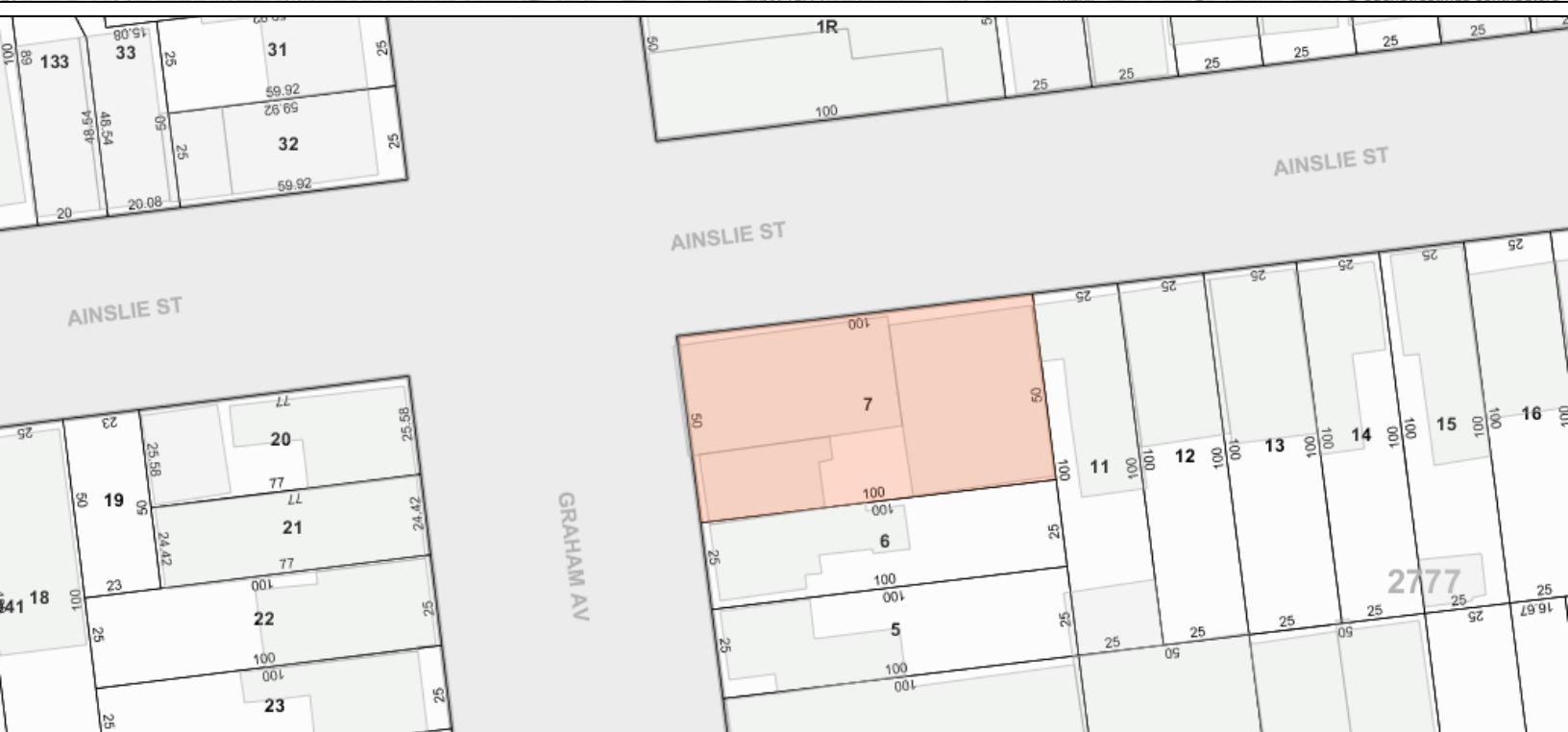
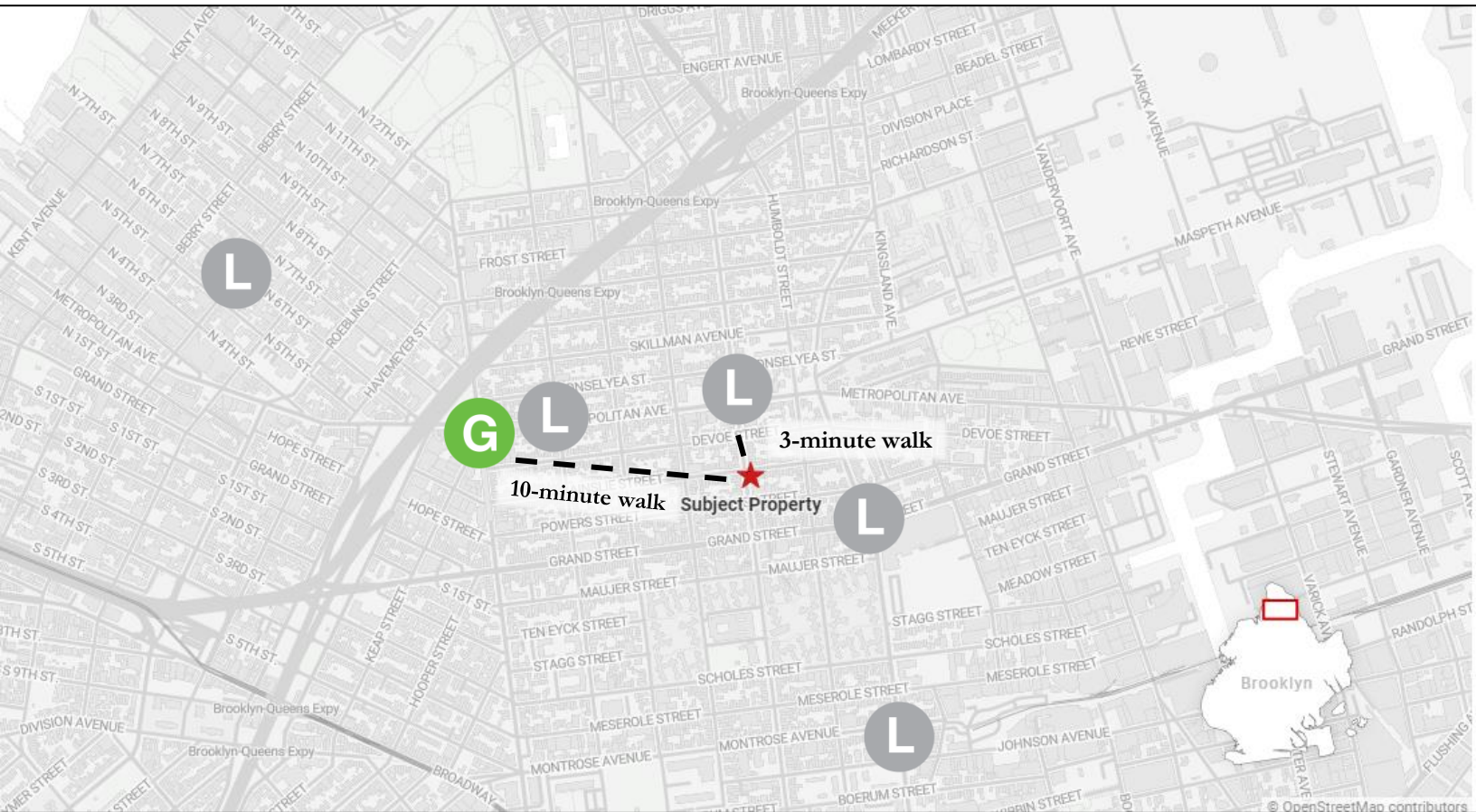


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Subway Map & Tax Map



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Lot Aerial



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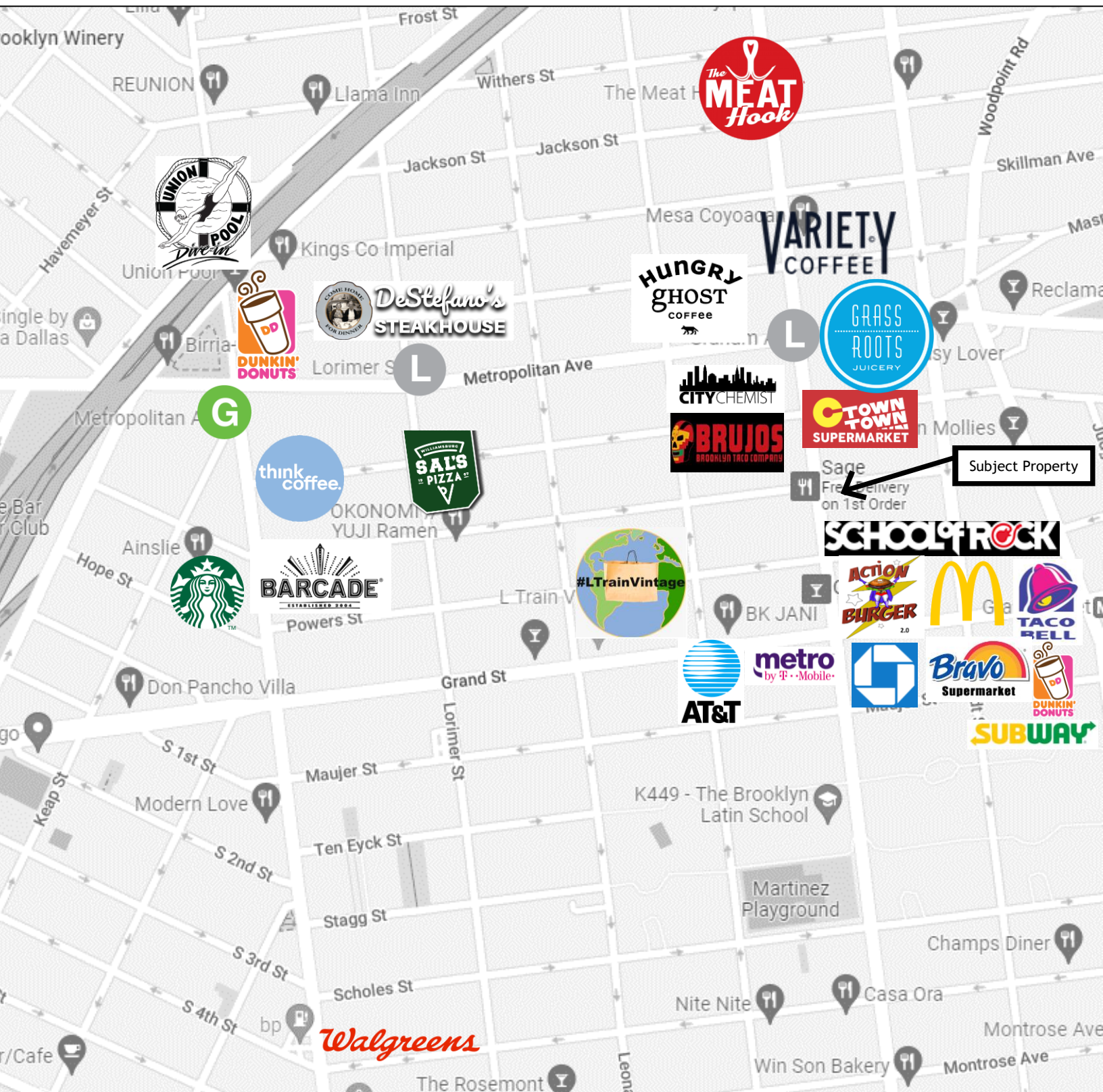
**OPPORTUNITY TO
CREATE A ROOF
DECK AMENITY
WITH MANHATTAN
SKYLINE VIEWS**

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Aerial Map



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