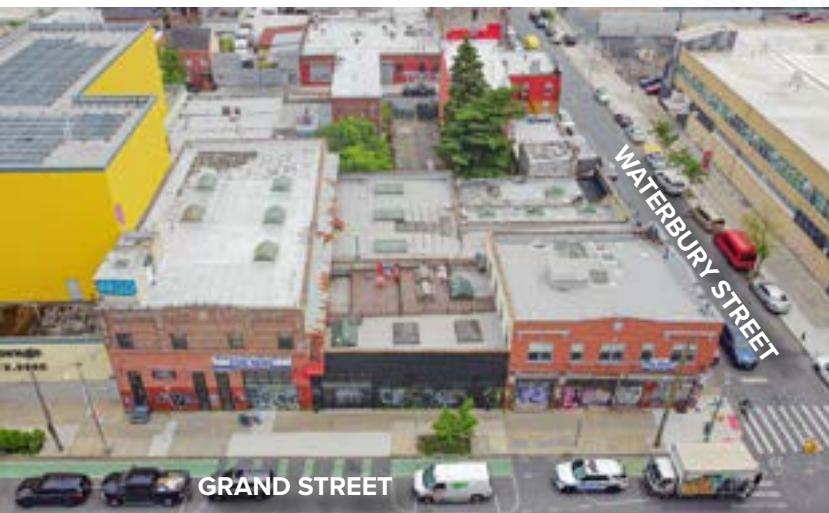




900 GRAND STREET
EAST WILLIAMSBURG, BROOKLYN, NY 11211





OPPORTUNITY



\$13,000,000

ASKING PRICE



Owner-User / Value-Add Retail

OPPORTUNITY



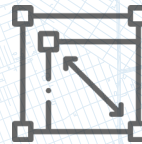
253 Feet

CORNER RETAIL FRONTAGE



150' x 103'

LOT SIZE



±22,600

GROSS SF



2.00 | 7,400 BSF

BASE FAR | UNUSED AIR RIGHTS



M1-2

ZONING



4.80 | 49,400 BSF (Facility)

MAX FAR | UNUSED AIR RIGHTS



±12,000 SF Vacant

CORNER RETAIL



Tax Class 4 | \$196,137

TAXES '25- '26



\$47

CURRENT RENT PER SF

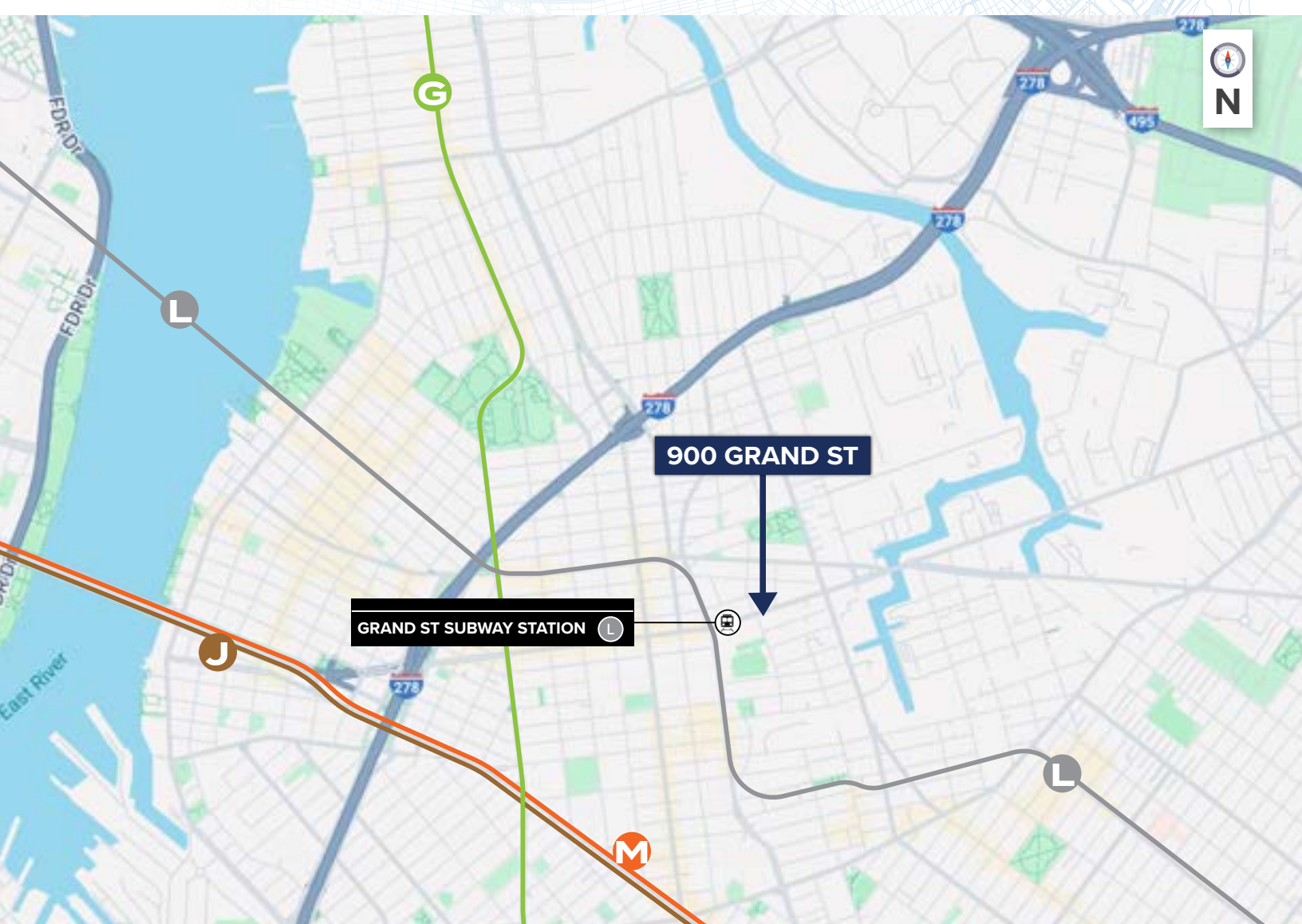
900 GRAND STREET, EAST WILLIAMSBURG, BROOKLYN

Investment Highlights

- **Retail Owner-User:** 56% of the property will be delivered vacant, presenting unique opportunity for an owner-user to build out a significant presence for retail, restaurant, or other commercial use.
- **Live / Work Owner-User:** There is a free market 6 BR/3 BTH apartment on the second floor, located next to 2 vacant commercial loft spaces, perfect for an artist or other professional to live comfortably alongside their workspace.
- **Retail Cashflow Plus Upside:** Three retail spaces on Waterbury St (29% of ground floor) have current leases in-place averaging \$51/SF. Three additional spaces along desirable Grand Street corridor, including the corner piece, are vacant with projected rents in the \$60-65/SF range.
- **Available / Unused Air Rights:** The property benefits from 7,400 BSF in unused air rights for commercial use (M1-2), or 49,400 BSF in unused air rights for community facility use. This leaves the door open for further expansion or disposition down the line.
- **Transportation Accessibility:** The Grand Street L-train stop is one block away, providing convenient access to Bedford Avenue and Union Square within 10 minutes.



TAX & TRANSPORTATION MAPS



INCOME / RENT ROLL

UNIT	TYPE	LEASE EXP.	NSF	CURRENT & MARKET RENTS			REAL ESTATE TAX CONTRIBUTION	
				RENT	\$/SF	ANNUAL	SHARE %	TAXES
Store 1 - 144 Waterbury	Retail	7/31/29	2,500	\$10,000	\$48	\$120,000	0.69%	\$1,361
Store 2 - 142 Waterbury	Retail	1/31/29	900	\$3,554	\$47	\$42,642	--	--
Store 3 - 140 Waterbury	Retail	1/31/27	900	\$4,774	\$64	\$57,289	0.62%	\$1,224
2nd Floor	6 BR / 3 BA	6/30/26	2,000	\$9,500	\$57	\$114,000	--	--
Store 4/5/6 - 900 Grand Corner	Retail	Vacant	2,000	\$10,850	\$65	\$130,200	--	--
Store 7/9 - 904-908 Grand	Retail	Vacant	3,600	\$18,000	\$60	\$216,000	--	--
Store 8 - 910-914 Grand	Retail	Vacant	5,000	\$20,000	\$48	\$240,000	--	--
Loft 1 & 2	Commercial	4/30/29	3,000	\$8,521	\$34	\$102,248	6.24%	\$12,242
Loft 3 & 4	Commercial	Vacant	2,000	\$7,000	\$42	\$84,000	--	--
TOTAL			21,900	\$92,198	\$51	\$1,106,379	7.56%	\$14,827



FLOOR PLANS AVAILABLE

CLICK/TAP ON THE ICONS WITHIN EACH STORE TO TOGGLE ON/OFF OVERVIEW & PHOTO



FLOOR PLANS AVAILABLE

CLICK/TAP ON THE ICONS WITHIN EACH STORE TO TOGGLE ON/OFF OVERVIEW & PHOTO

LOFTS 3 & 4

LOFTS 1 & 2

RESIDENTIAL





NEIGHBORHOOD OVERVIEW

EAST WILLIAMSBURG, BROOKLYN:

A CONVERGENCE OF INDUSTRY, INNOVATION, AND URBAN CULTURE

HISTORICAL OVERVIEW

Located in north Brooklyn, East Williamsburg is a neighborhood shaped by industrial roots, creative evolution, and cultural fusion. Once a thriving manufacturing corridor in the 19th and early 20th centuries, the area was home to factories, warehouses, and immigrant communities that helped power Brooklyn's industrial might. In recent decades, East Williamsburg has undergone a dramatic transformation. As industries declined, artists, musicians, and makers began converting lofts and industrial spaces into studios, galleries, and workshops—ushering in a new wave of urban revival. The neighborhood today blends gritty authenticity with a progressive edge, attracting both longtime residents and newcomers drawn to its unique energy.

LANDMARKS & POINTS OF INTEREST

- **Moore Street Market:** One of Brooklyn's last remaining public indoor markets, Moore Street Market—also known as “La Marqueta de Williamsburg”—has served as a vital hub for Latino, Caribbean, and local cultures since the 1940s. It hosts vendors offering everything from fresh produce to handmade goods, as well as community events and culinary workshops.
- **The BogArt Building:** A cornerstone of East Williamsburg's creative identity, the BogArt Building is home to dozens of artist studios and galleries. Its industrial architecture reflects the area's manufacturing past while housing cutting-edge contemporary art that attracts collectors, curators, and art lovers alike.
- **Maria Hernandez Park:** Though just over the border in Bushwick, Maria Hernandez Park is a popular and accessible green space for East Williamsburg residents. Offering basketball courts, dog runs, and a playground, the park is a lively, multicultural gathering place that reflects the area's community spirit.

PLACES TO VISIT & AMENITIES

- **Grand Street:** A bustling corridor that runs through the heart of East Williamsburg, Grand Street is lined with a dynamic mix of vintage shops, minimalist cafes, global eateries, and independent boutiques. It captures the eclectic energy of the neighborhood, making it a perfect destination for strolling, shopping, and people-watching.
- **Morgan Avenue & Bogart Street Corridor:** Anchored by the Morgan Avenue L train stop, this area has become a magnet for creatives and food lovers. Here you'll find some of Brooklyn's most talked-about culinary spots, including artisan pizza joints, craft breweries, rooftop bars, and edgy art spaces—all set in reimagined industrial buildings.

RESIDENTIAL MARKET OVERVIEW

East Williamsburg presents a compelling blend of industrial conversions, contemporary condos, and classic walk-up buildings. Many former factories and warehouses have been thoughtfully reimagined as residential lofts and artist dwellings, offering expansive layouts, high ceilings, and character-filled details. The area attracts a mix of creatives, young professionals, and longtime residents drawn by its unique aesthetic and proximity to neighboring hotspots. While prices have steadily risen with increasing demand, East Williamsburg continues to offer more flexible space and edgy charm than its more polished counterparts.

DEVELOPMENT MARKET OVERVIEW

As one of Brooklyn's most active frontiers of adaptive reuse, East Williamsburg has seen robust development anchored in transformation rather than teardown. New construction projects, such as boutique rental buildings and mixed-use developments, often preserve industrial façades while introducing modern interiors and amenities. The neighborhood's zoning mix supports a creative interweaving of residential, commercial, and light industrial use—making it fertile ground for live-work spaces, coworking hubs, and cultural incubators. This has positioned East Williamsburg as a district of innovation, growth, and architectural reinvention.

RETAIL MARKET OVERVIEW

East Williamsburg's retail footprint is both eclectic and evolving. Around Morgan and Grand Streets, warehouses have become home to hip brunch spots, craft breweries, and experimental restaurants. Street-level shops offer everything from handmade goods to streetwear, while a vibrant food scene spans global cuisines. Retail growth has been organic and culture-driven, with independent operators leading the way. This grassroots evolution gives East Williamsburg a distinctly local feel—energized by its creative population and less reliant on national chains.

FAMOUS PUBLIC FIGURES

While less historically associated with long-term celebrity residents, East Williamsburg has become a magnet for artists, musicians, and filmmakers, many of whom launch careers from its DIY venues and studios. The neighborhood's underground reputation and collaborative energy have helped shape Brooklyn's broader cultural scene, hosting notable names in indie music, street art, and fashion. Though less about legacy and more about emergence, East Williamsburg plays a vital role in nurturing the next generation of creative talent.

TRANSPORTATION SNAPSHOT

East Williamsburg benefits from excellent transit access via the L train (stops at Morgan Ave, Montrose Ave, and Grand St), which provides a quick ride to Manhattan and central Williamsburg. The G and J/M trains are also nearby, expanding connectivity across Brooklyn and Queens. Citi Bike stations and an increasing network of protected bike lanes enhance mobility, while many residents appreciate the walkability between industrial blocks, parks, and social venues.

EAST WILLIAMSBURG'S DISTINCTIVE EDGE

Edgy, experimental, and ever-evolving, East Williamsburg thrives at the intersection of grit and creativity. Its blend of repurposed industrial architecture, thriving maker culture, and underground energy sets it apart from both the glossy towers of Long Island City and the curated cool of neighboring Williamsburg. With a strong artistic pulse, a flexible built environment, and a reputation for pushing boundaries, East Williamsburg stands as one of Brooklyn's most forward-facing neighborhoods—where innovation and authenticity coexist by design.

DOB PROPERTY PROFILE OVERVIEW

900 GRAND STREET		BROOKLYN 11211		BIN# 3325736	
GRAND STREET	898 - 902	Health Area	: 900	Tax Block	: 3019
WATERBURY STREET	150 - 150	Census Tract	: 485	Tax Lot	: 1
		Community Board	: 301	Condo	: NO
		<u>Buildings on Lot</u>	: 6	Vacant	: NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): WATERBURY STREET, CATHERINE STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Local Law: NO Special Status: N/A

SRO Restricted: NO Loft Law: NO

UB Restricted: NO TA Restricted: NO

Environmental Restrictions: N/A Grandfathered Sign: NO

Legal Adult Use: NO City Owned: NO

Additional BINs for Building: NONE

Additional Designation(s): IBZ - INDUSTRIAL BUSINESS ZONE

HPD Multiple Dwelling: No

Number of Dwelling Units: 1

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: K4-STORE BUILDING

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	5	0	Electrical Applications
Violations-DOB	76	30	Permits In-Process / Issued
Violations-OATH/ECB	9	4	Illuminated Signs Annual Permits
Jobs/Filings	16		Plumbing Inspections
ARA / LAA Jobs	2		Open Plumbing Jobs / Work Types
Total Jobs	18		Facades
Actions	10		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List: Select...			DEP Boiler Information
AND Show Actions			Crane Information
			After Hours Variance Permits

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **900 Grand St, Brooklyn, NY 11211** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

900 GRAND STREET

EAST WILLIAMSBURG, BROOKLYN, NY 11211



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