EVERGREEN
REALTY & INVESTMENTS

GRAND SUCCESS REALTY

100% OCCUPIED • 25-YEAR 421A TAX ABATEMENT • PRIME WILLIAMSBURG



467 KEAP STREET

BETWEEN AINSLIE STREET & METROPOLITAN AVENUE

- **Ten-story mixed-use elevator building** built in 2009
  29 residential lofts with 20' ceilings — all fully occupied (6 affordable units)
- **8,300 SF commercial unit** with elevator — **half recently leased for $14,000/month to a high end gym**
- **3 levels of parking** with 60 spots generating monthly income
- Potential to add **6,985 SF of parking** on the second-floor roof
- Includes **cellar storage** and a **loading dock**
- **421a tax exemption in place until July 2038**
  Building measures **77,664 SF** on a **96.08' x 183.33'** lot
- Current **gross annual income: $2,170,641.**
- Current **net annual income: ~$1,875,569.**
- Legal residential rent roll: **$1,401,975/year (as per 2025 DHCR)**
- Projected total gross income with full commercial lease: **~$2,352,375.**
- **Actual cap rate with parking and lower level retail projections: 8.15%**

PRICE UPON REQUEST

EXCLUSIVE BROKERS:

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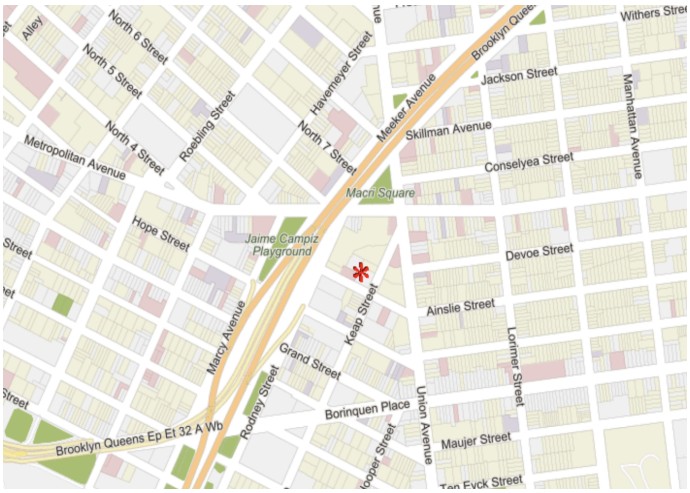

BLOCK/LOT	02371-0042
LOT DIMENSION	96.08' X 183.33'
LOT SF	16,951
STORIES	10
UNITS	30
YEAR BUILT	2009
ZONING	M1-2/R6, MX-8
BUILDING DIMENSIONS	60' X 85'
BUILDING SF	77,664
FAR	RES - 2.43 / FAC - 4.8
ACTUAL CAP RATE	8.15%
ANNUAL PROPERTY TAXES	$155,070

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