

FOR SALE

EXCLUSIVE OFFERING | BOERUM HILL
3-STORY MIXED-USE BUILDING
3 FREE MARKET APTS & A COMMERCIAL UNIT
3,795 ADDITIONAL BUILDABLE SF



84 Hoyt Street
 Brooklyn, NY 11201



Between Atlantic Avenue and State Street

Property Description: GFI Realty Services is pleased to present the exclusive offering of 84 Hoyt Street, a three-story, 2,200-square-foot mixed-use building in the heart of Boerum Hill, Brooklyn. Built in 1899, the property features three free market apartments—configured as one one-bedroom, one two-bedroom, and one vacant three-bedroom, two-bath unit—and one ground-floor retail space leased through 2030. There are approximately 3,795 additional buildable square feet. The property is ideally located near the vibrant retail corridors of Smith Street, Court Street, and Atlantic Avenue, with easy access to Brooklyn Bridge Park, Downtown Brooklyn, and the A, C, F, G, R, 2, 3, 4, and 5 subway lines.

Layout 1/3; 1/4; 1/5 = 12 Total Rooms
Block & Lot 176-31
Assessment \$26,275
Year Built 1899
Lot Size 20 x 75 (approx. 1,500 sf)
Built Size 20 x 35 (approx. 2,200 sf)
Zoning R7A, C2-4
FAR 4.0
FAR as Built 1.47
Tax Class 1
Mortgage Delivered free and clear.



Income:	Residential	\$	111,600	
	Commercial	\$	106,821	
Effective Gross Income:				\$ 218,421
Estimated Expenses:	Real Estate Taxes (26/27)	\$	5,214	
	Water/Sewer	\$	3,000	
	Fuel	\$	3,150	
	Electricity	\$	600	
	Insurance	\$	5,385	
	Payroll	\$	2,250	
	Repairs & Maint.	\$	1,500	
	Management (5%)	\$	10,921	
Total Expenses:				\$ 32,020
NOI:				\$ 186,401
Apartments:	3	Rooms:	12	
Average Rent/Unit/Mo:	\$ 3,100	GRM:	12.4 x RR	
Average Rent/Room/Mo:	\$ 775	CAP Rate:	6.90%	

Asking Price: \$2,700,000 All Cash



45 Broadway, 24th Floor | New York, NY 10006
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ADDITIONAL PROPERTY PHOTO



SHOPS DIRECTLY ACROSS THE STREET FROM 84 HOYT STREET



HOYT STREET FACING DOWNTOWN BROOKLYN



CORNER OF HOYT STREET & ATLANTIC AVENUE



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Rent Roll: 84 Hoyt Street Brooklyn, NY

Unit	Tenant	Rent	Sqft	Size	Lease From	LXP
Commercial	Fast & Fresh Burrito	\$8,901.79	1,100		04/01/2020	03/31/2030
Unit 1	Occupied	\$2,800.00	650	3	10/01/2024	08/31/2026
Unit 2	Occupied	\$2,500.00	750	4	02/15/2024	02/29/2028
Unit 3	Vacant-Unrented	\$4,000.00	750	5/2 Baths		

Total Monthly Income \$18,201.79

Total Annual Income \$218,421.48

Investment Highlights

Prime Boerum Hill location

Three-story mixed-use building

Retail lease in place through 2030

Vacant three-bedroom, two-bath unit offers immediate upside

Desirable one-, two-, and three-bedroom unit mix

Steps from Smith Street, Court Street & Atlantic Avenue

Excellent access to multiple subway lines



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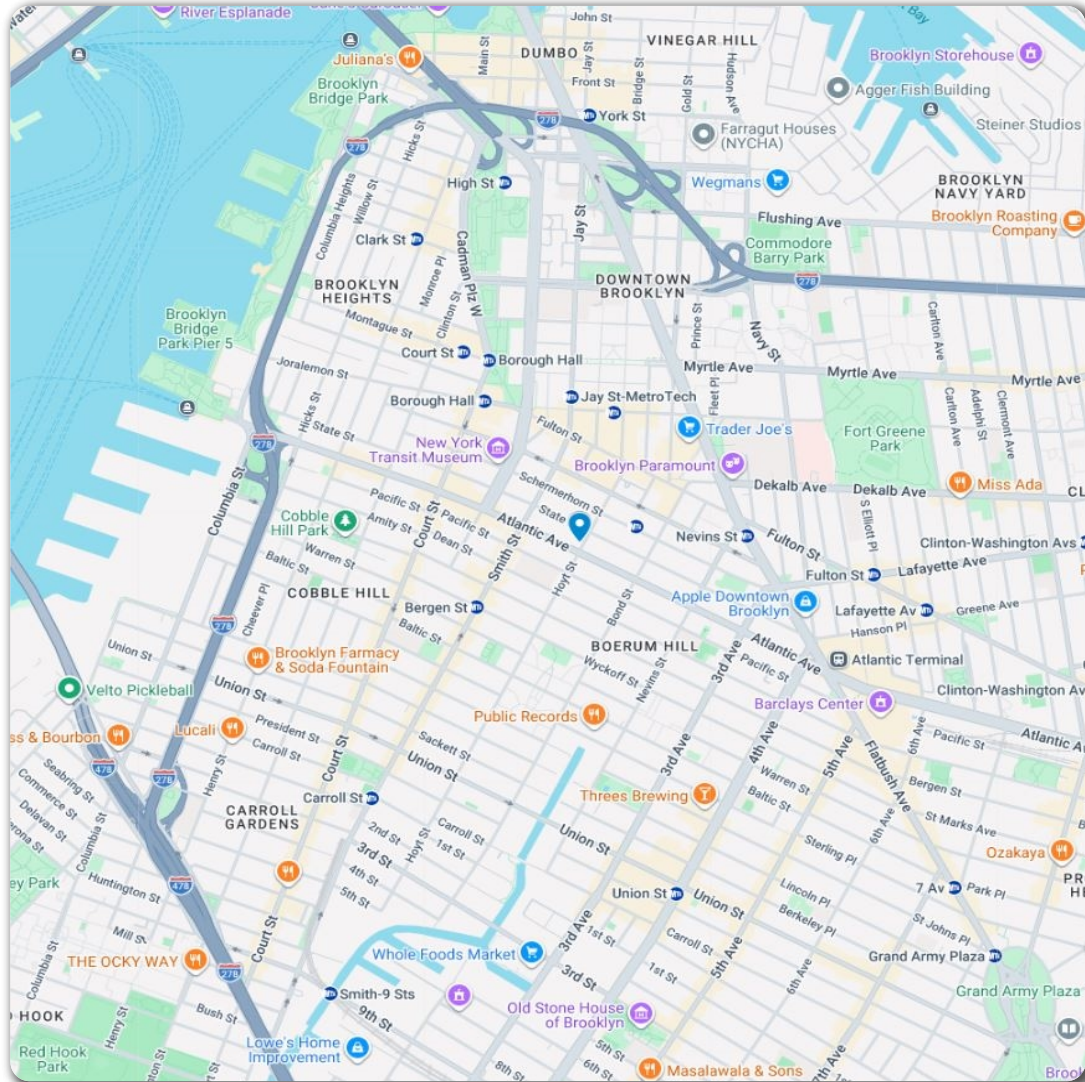


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PROPERTY MAP



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