

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



# 467 KEAP STREET

BETWEEN AINSLIE STREET & METROPOLITAN AVENUE

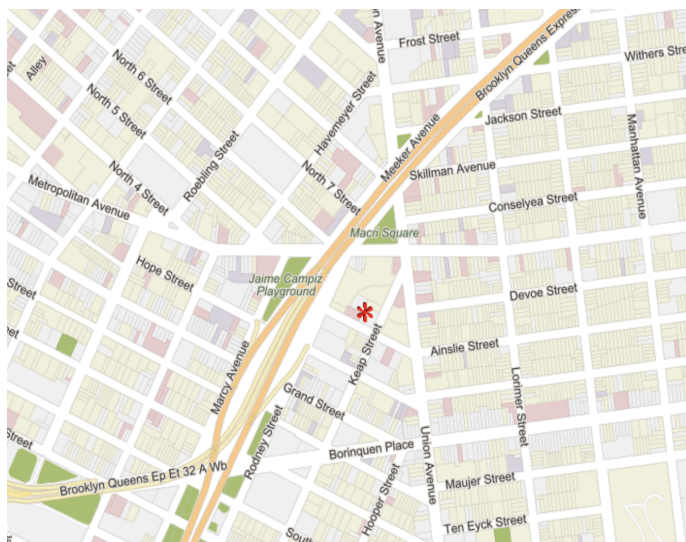
- **Ten-story mixed-use elevator building** built in 2009
- **29 residential lofts** with 20' ceilings — all fully occupied (6 affordable units)
- **8,300 SF commercial unit** with elevator — **half recently leased for \$14,000/month to a high end gym**
- **3 levels of parking** with 60 spots generating 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: \$2,140,574.76**
- Current **net annual income: \$1,864,741.18**
- Legal residential rent roll: **\$1,318,460/year**
- Projected total gross income with full commercial lease: **\$2,273,142.48**
- **Actual cap rate: 6.91%**

## EXCLUSIVE BROKERS:

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## PRICE UPON REQUEST



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	6.91%

