

67 Kent Ave

67 Kent Avenue, Brooklyn, NY 11249



**Rare Adaptive
Reuse Opportunity
in Williamsburg**



BK REA



For Sale: Guidance Upon Request



Table of Contents

- 3** Property Description
- 6** Highlights and Tax Map
- 7** Revenue
- 8** Investment Analysis
- 9** Neighborhood Overview
- 11** Transit Overview
- 12** Meet the Team

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BKREA

Property Description

➤ 67 Kent Avenue

67 Kent Avenue (Block 2302, Lots 1, 6 & 34) is a substantial commercial property comprising 178,856 gross square feet of **existing vacant manufacturing buildings**, strategically located in Williamsburg's vibrant Northside neighborhood. The property occupies an irregularly shaped lot totaling 64,729 square feet, offering expansive frontage of 200 feet on Kent Avenue, 400 feet on North 10th Street, 129 feet on Wythe Avenue, and 235 feet on North 9th Street. This exceptional multi-street exposure enhances visibility and accessibility, making it ideal for office, retail, or commercial tenants seeking a prominent presence.

Situated within an M1-2 zoning district, the site supports a broad range of as-of-right commercial uses, including office, retail, light industrial, and showroom functions. The flexibility of the zoning combined with the generous lot dimensions creates a prime opportunity for leasing or repositioning the existing structures to suit a variety of business needs.

This well-located asset benefits from its proximity to the thriving commercial and creative hubs of Williamsburg, surrounded by a dynamic mix of retail, dining, and entertainment venues, as well as easy access to public transportation and key city arteries.



Property Information

Address:	67 Kent Avenue
Location:	The subject site is located on the East Side of Kent Avenue between North 9th and North 10th Streets.
Neighborhood:	North Williamsburg
Development Block / Lot:	2302 / 1, 6, 34

Building Information

Address	Type	Building Dimensions	Stories	Year Built	SF
67 Kent Avenue (Lot 6)	Factory	76' x 180'	2	1932	117,620
73 Kent Avenue (Lot 1)	Factory	100' x 100'	2	1960	25,520
69 North 9th Street (Lot 34)	Warehouse	75' x 100'	4	1976	35,716

* Estimates As per public record / Client Materials

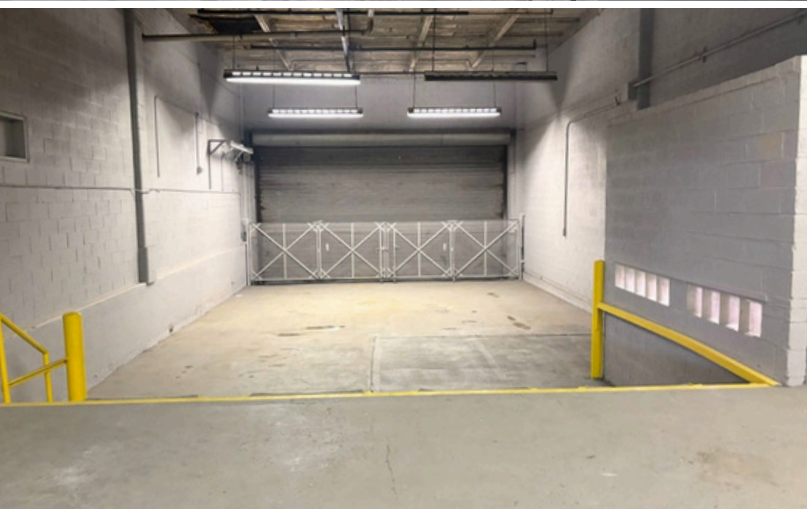
BKREA Square Footage Calculation:

Total Gross Square Footage	178,856
Total Rentable Square Footage	200,006

Zoning Information

Address:	Lot Dimensions	Lot Area	Zoning	FAR	ZFA
67 Kent Avenue (Lot 6)	129' x 400' (irr)	43,040	M1-2	2	86,080
73 Kent Avenue (Lot 1)	124' x 100' (irr)	12,760	M1-2	2	25,520
69 North 9th Street (Lot 34)	95' x 100' (irr)	8,929	M1-2	2	17,858

Address:	Assessment (25/26)	Property Taxes (25/26)	Tax Class
67 Kent Avenue (Lot 6)	\$4,459,370	\$479,917	4
73 Kent Avenue (Lot 1)	\$1,009,171	\$108,607	4
69 North 9th Street (Lot 34)	\$1,385,100	\$149,064	4



Highlights & Tax Map



Flexible M1-2 Zoning

The property is zoned M1-2, permitting a broad range of as-of-right commercial uses, including office, retail, light manufacturing, and showroom space. This zoning flexibility provides substantial leasing and repositioning potential to accommodate diverse business needs.



Significant Size & Exposure

With a total of 178,856 square feet and extensive frontage on four streets, the property offers an unparalleled opportunity for commercial tenants seeking prominent visibility and access in one of Brooklyn's most vibrant commercial corridors.



Vacant Delivery

The existing building can be delivered vacant, offering significant time and cost savings by eliminating the need for tenant buyouts. This allows for immediate redevelopment, streamlining business plans and accelerating project timelines.



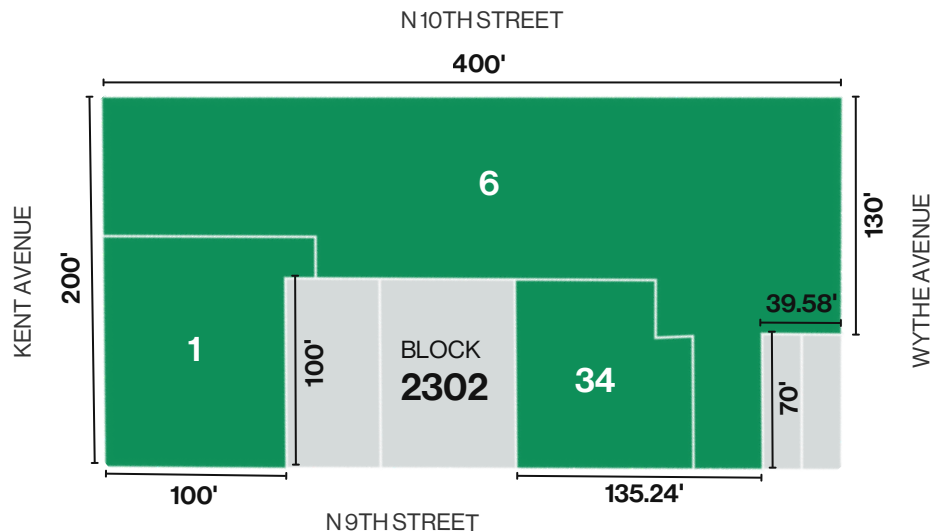
Prime Williamsburg Location

Situated in the heart of Williamsburg's Northside, the site offers exceptional exposure with frontage on Kent Avenue, North 10th Street, Wythe Avenue, and North 9th Street. This dynamic neighborhood continues to see significant commercial and creative industry growth, making it a sought-after submarket with strong tenant demand.



Con Edison Vault On-Site / 9,500 Total Amps

The property includes a dedicated Con Edison electrical vault servicing Lots 6 & 34 with 7,900 amps, plus a separate connection in Lot 1 providing 1,600 amps, for a total on-site capacity of 9,500 amps. This rare infrastructure ensures robust, scalable, and reliable power for any future development or tenancy.



Revenue

Projected Rent Amounts:

Address	Use	Location	Base Monthly Rent	Base Annual Rent	RSF	\$/SF
69 North 9th Street	Retail	Mid North 9th Street	\$18,974	\$227,690	3,795	\$60
69 North 9th Street	Retail	Mid North 9th Street	\$18,974	\$227,690	3,795	\$60
69 North 9th Street	Office	-	\$61,158	\$733,890	18,347	\$40
69 North 9th Street	Office	-	\$61,158	\$733,890	18,347	\$40
73 Kent Avenue	Retail	Corner of Kent Ave / North 9th Street	\$33,141	\$397,687	3,615	\$110
73 Kent Avenue	Retail	Mid Kent Avenue	\$27,115	\$325,380	3,615	\$90
73 Kent Avenue	Retail	Mid North 9th Street	\$16,570	\$198,843	3,615	\$55
73 Kent Avenue	Office	-	\$58,265	\$699,178	17,479	\$40
67 Kent Avenue	Retail	Corner of Kent/ North 10th Street	\$45,730	\$548,760	5,226	\$105
67 Kent Avenue	Retail	Mid North 10th Street	\$23,954	\$287,446	5,226	\$55
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67 Kent Avenue	Retail	Mid North 10th Street	\$23,954	\$287,446	5,226	\$55
67 Kent Avenue	Retail	Corner of North 10th Street/ Wythe	\$45,730	\$548,760	5,226	\$105
67 Kent Avenue	Retail	Mid Wythe Avenue	\$37,020	\$444,234	5,226	\$85
67 Kent Avenue	Office	-	\$227,032	\$2,724,384	68,110	\$40
67 Kent Avenue	Office	-	\$75,677	\$908,128	22,703	\$40
Across Properties	Roof	-	\$134,852	\$1,618,225	32,365	\$50
Total / Average			\$957,210	\$11,486,521	200,006	\$57

In-place Revenue at 67 Kent Avenue:

Unit #	Use	Location	Base Monthly Rent	Base Annual Rent
67 Kent Avenue & 69 North 9th Street	Signage	Corner of North 10 th Street & Wythe Avenue (3 walls)	\$120,000	\$1,440,000
Total / Average			\$120,000	\$1,440,000

Investment Analysis

Income:			
		In- Place	\$ / SF
Gross Projected Income:		\$12,926,521	\$72.27
Vacancy & Credit Loss	3.00%	-\$387,796	-\$2.17
Effective Gross Income		\$12,538,726	\$70.11

Expenses:				
	Metrics	Projected	\$ / SF	% of EGI
Real Estate Taxes:	As Per DOF (10% Increase once stablized)	-\$809,148	-\$4.52	6.45%
Insurance:	Per Insurance consultant	-\$100,000	-\$0.56	0.80%
Repairs and Maintenance	Assumption	-\$357,712	-\$2.00	2.85%
Management	Assumption	-\$501,549	-\$2.80	4.00%
Payroll and Security	Assumption	-\$357,712	-\$2.00	2.85%
Utilities	Assumption	-\$268,284	-\$1.50	2.14%
General & Admin	Assumption	-\$178,856	-\$1.00	1.43%
Total	Exp. Ratio: 20.52%	-\$2,573,261	-\$14.39	20.52%

Projected Capital Expenditures:			
	Metrics	Projected	\$ / SF
Taxes	During Construction	-\$551,692	-\$3.08
Marginal Insurance	During construction	-\$97,500	-\$0.55
Tenant Improvements	\$100 / sf	-\$17,885,600	-\$100.00
Total		-\$18,534,792	-\$103.63

**Estimated 9 Months lease up period

Effective Gross Income:	\$12,538,726
Less Expenses:	-\$2,573,261
Net Operating Income:	\$9,965,465

Neighborhood Overview

North Williamsburg Overview

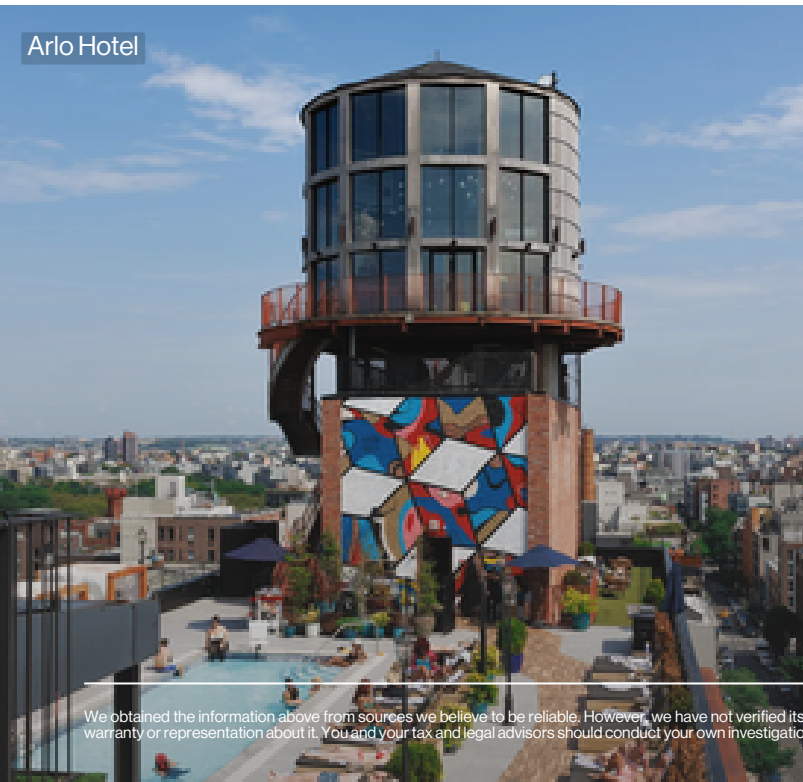
North Williamsburg is one of Brooklyn's most vibrant and rapidly evolving neighborhoods. Set along the East River waterfront, it mixes industrial roots with a creative spirit and a lively cultural scene. The area takes its name from its location in the northern section of Williamsburg, a neighborhood long known for its artistic influence and historic charm. North Williamsburg sits just south of Greenpoint and north of South Williamsburg, offering easy access to Marsha P. Johnson Park, McCarren Park, and the East River Ferry. One of its most notable landmarks is the Bushwick Inlet Park, now transformed into a symbol of the neighborhood's revival and reinvention.

Community & Lifestyle

North Williamsburg pulses with creative energy and a youthful, entrepreneurial spirit. Once the heart of Brooklyn's indie music scene, its legacy lives on in venues, galleries, and cafés that line streets like Bedford and Berry. Grab a slice at L'industrie, sip natural wine at Four Horsemen, or catch live music at Baby's All Right—this is a neighborhood where culture is always close at hand. The area attracts artists, tech workers, and young families drawn to its mix of edgy charm and modern convenience. Bushwick Inlet Park offers waterfront green space perfect for sunset strolls, weekend markets, and community events. With access to the L and G trains, plus the East River Ferry, commuting is easy and scenic.

A mix of old-school institutions and trendy newcomers—from dive bars to boutique fitness studios—make North Williamsburg one of Brooklyn's most magnetic lifestyle hubs.

Arlo Hotel



Hoxton Hotel





Cultural Sophistication

North Williamsburg has evolved into one of Brooklyn's most dynamic cultural destinations, blending creativity, history, and innovation. The neighborhood is home to renowned music venues such as Brooklyn Steel and Music Hall of Williamsburg, both hosting world-class performances that draw audiences citywide. Art thrives here, with spaces like the Wythe Hotel's art program and neighborhood galleries showcasing cutting-edge exhibitions from emerging and established artists. Along the waterfront, Bushwick Inlet Park offers not only scenic views of Manhattan but also an educational look at the site's industrial past, seamlessly blending leisure with cultural heritage. The area's rich mix of performance spaces, art, and design makes North Williamsburg a true epicenter of contemporary culture.



Dining and Entertainment

Williamsburg is renowned for its diverse and vibrant dining scene, offering a plethora of options to suit all tastes and budgets. From casual eateries to fine dining establishments, the neighborhood has it all. Iconic spots like Peter Luger Steak House, known for its legendary steaks, and Lilia, offering exquisite Italian cuisine, are must-visits.

For more casual dining, Smorgasburg, a seasonal food market held at East River State Park, features an array of food vendors serving everything from gourmet donuts to inventive tacos. Popular local spots such as The Meatball Shop and Joe's Pizza provide quick and delicious meals, while Blue Bottle Coffee and Devoción cater to coffee enthusiasts.

Transit Overview

North Williamsburg offers excellent transit accessibility with the Bedford Avenue station, just a short walk away, providing direct service on the L line into Manhattan's 14th Street corridor. The Nassau Avenue station on the G line, also nearby, connects riders throughout Brooklyn and into Queens, with easy transfers to Manhattan-bound lines.

In addition, the neighborhood is served by the East River Ferry at the North Williamsburg landing, offering a scenic and efficient alternative route to Midtown and Downtown Manhattan. Citi Bike stations and multiple local bus routes provide added convenience for short trips and last-mile connectivity. Together, these options make North Williamsburg highly accessible and well connected to the rest of New York City.



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