



92 Diamond St

92 Diamond St, Brooklyn, NY 11222



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92 Diamond St

\$1,835,000

Native Real Estate is pleased to present 92 Diamond Street in Greenpoint.

This Prime Greenpoint, 6 unit, rent stabilized building is the perfect opportunity for an end user or investor in its clean original condition.

Building: 25x50

Lot: 25x100

Unused FAR: 1250SF

The building has been maintained meticulously over the years.

Located in between Norman ave and Nassau ave, surrounded by a number of trendy restaurants, bars, cafes, and shops, as well as both McGolrick and McCarren Park.

Beautiful 25x50 garden for some peace and quiet as well as a full basement.

Fully occupied with a solid consistent 6.3% cap rate. More info is available on request...



Price: \$1,835,000

No. Units: 6

Property Type: Multifamily

Property Subtype: Apartment

Apartment Style: Low Rise

Building Class: B

Sale Type: Investment

Cap Rate: 6.31%

Lot Size: 0.06 AC

Gross Building Area: 3,750 SF

No. Stories: 3

Year Built: 1930

Parking Ratio: 0/1,000 SF

Zoning Description: R6

APN / Parcel ID: 02652-0045



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Asking price: **\$1,835,000**

PROPERTY INFORMATION:

Total units:	6 unit multifamily
Property SF:	3750SF (25x50)
Additional FAR:	1250SF (5000SF MAX TOTAL FAR)
Lot:	25x100
Zoning:	R6B

Rent Roll 2025/2026:

#1L	\$2,140
#1R	\$2,272
#2L	\$1,055
#2R	\$2,460
#3L	\$2,415
#3R	\$803

ADDITIONAL INCOME: Basement Storage: \$800/month

Total Gross Income per month:	\$11,945
Total Gross Income per annual:	\$143,340

Expenses:

Electricity:	\$1,500
Insurance:	\$5,000
Water:	\$5,500
Gas:	\$3,500
Taxes:	\$12,112

Total expenses:	\$27,612
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Cap Rate:	6.3%
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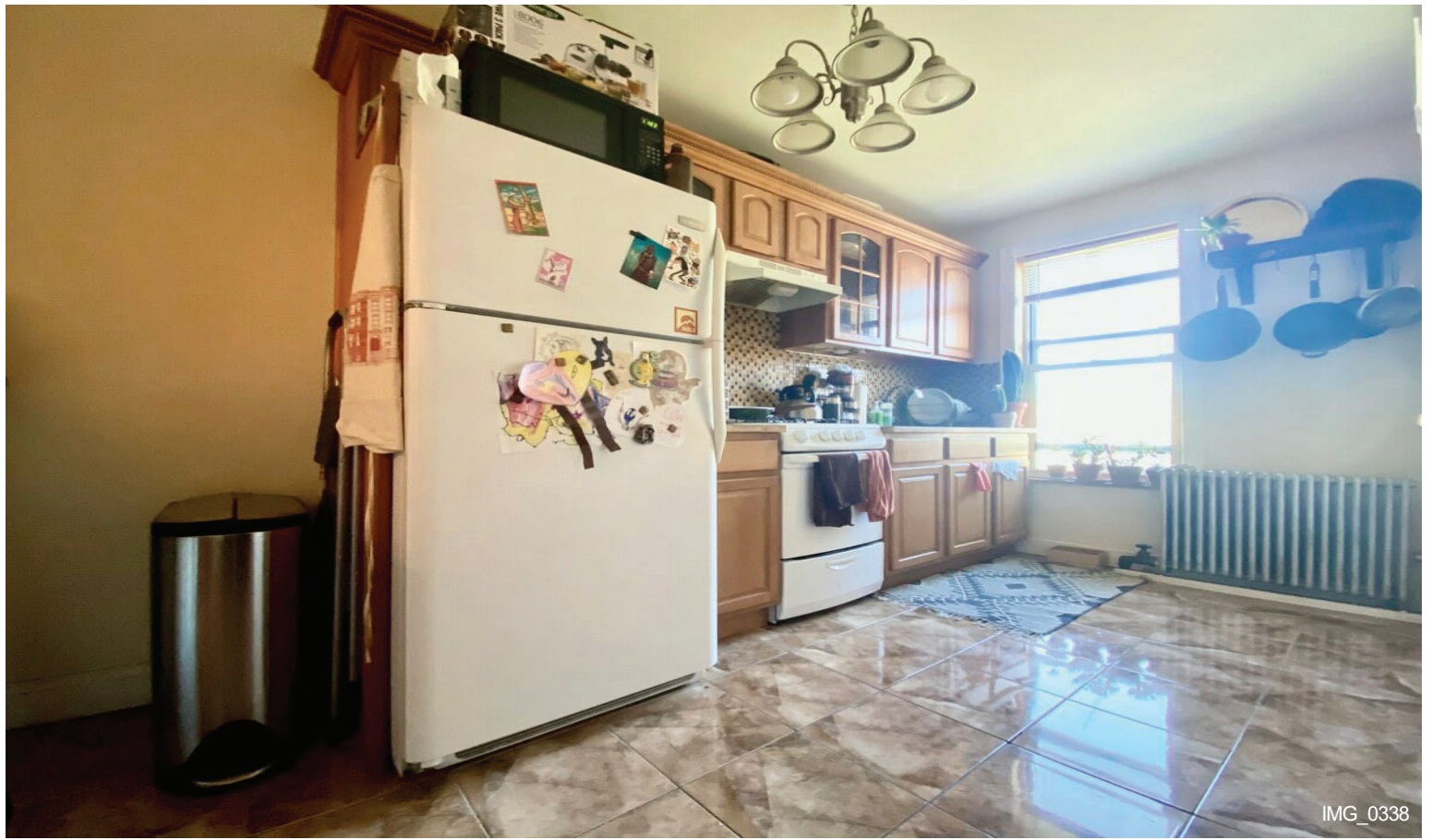
Property Photos



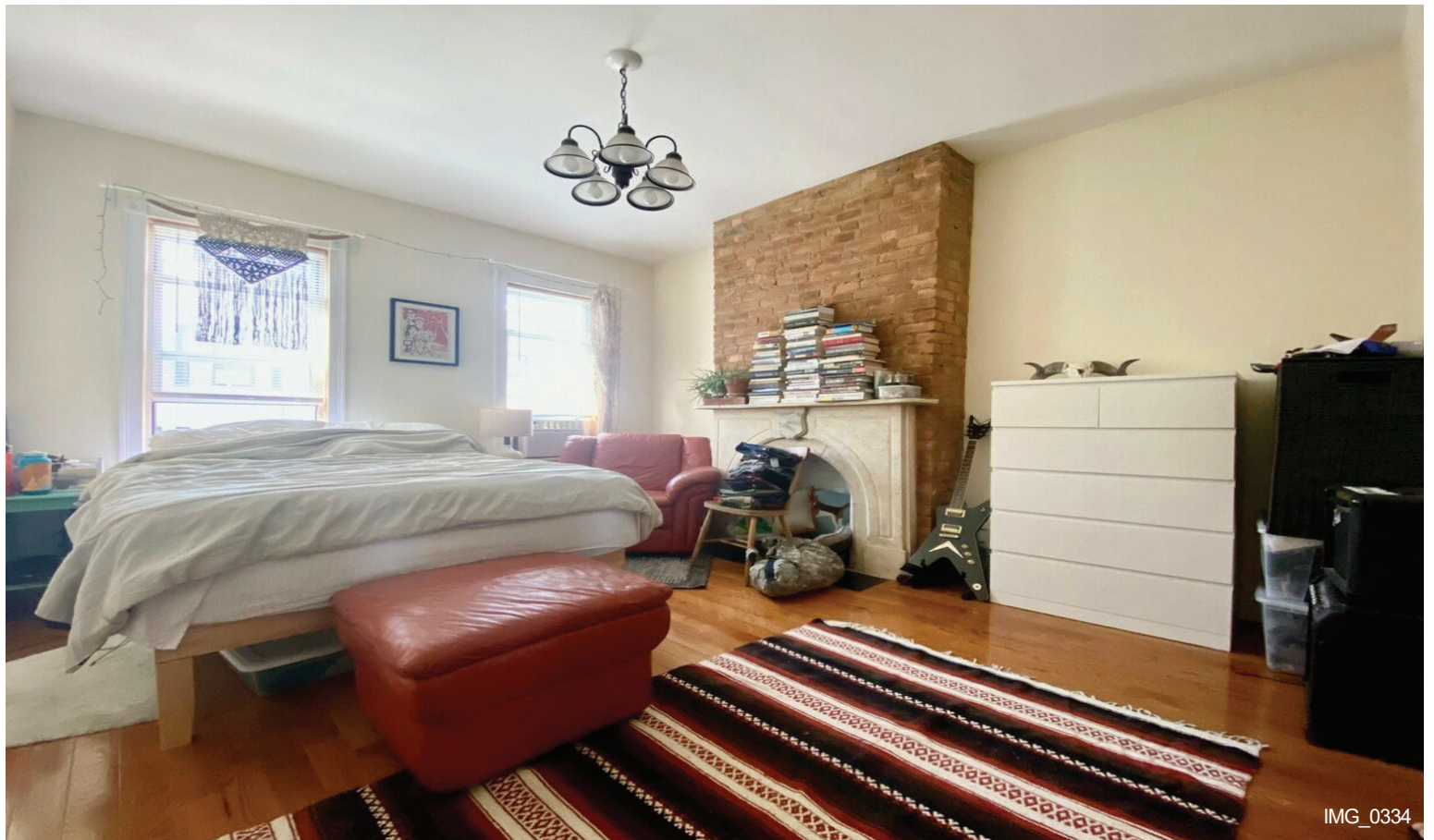
Property Photos



Property Photos



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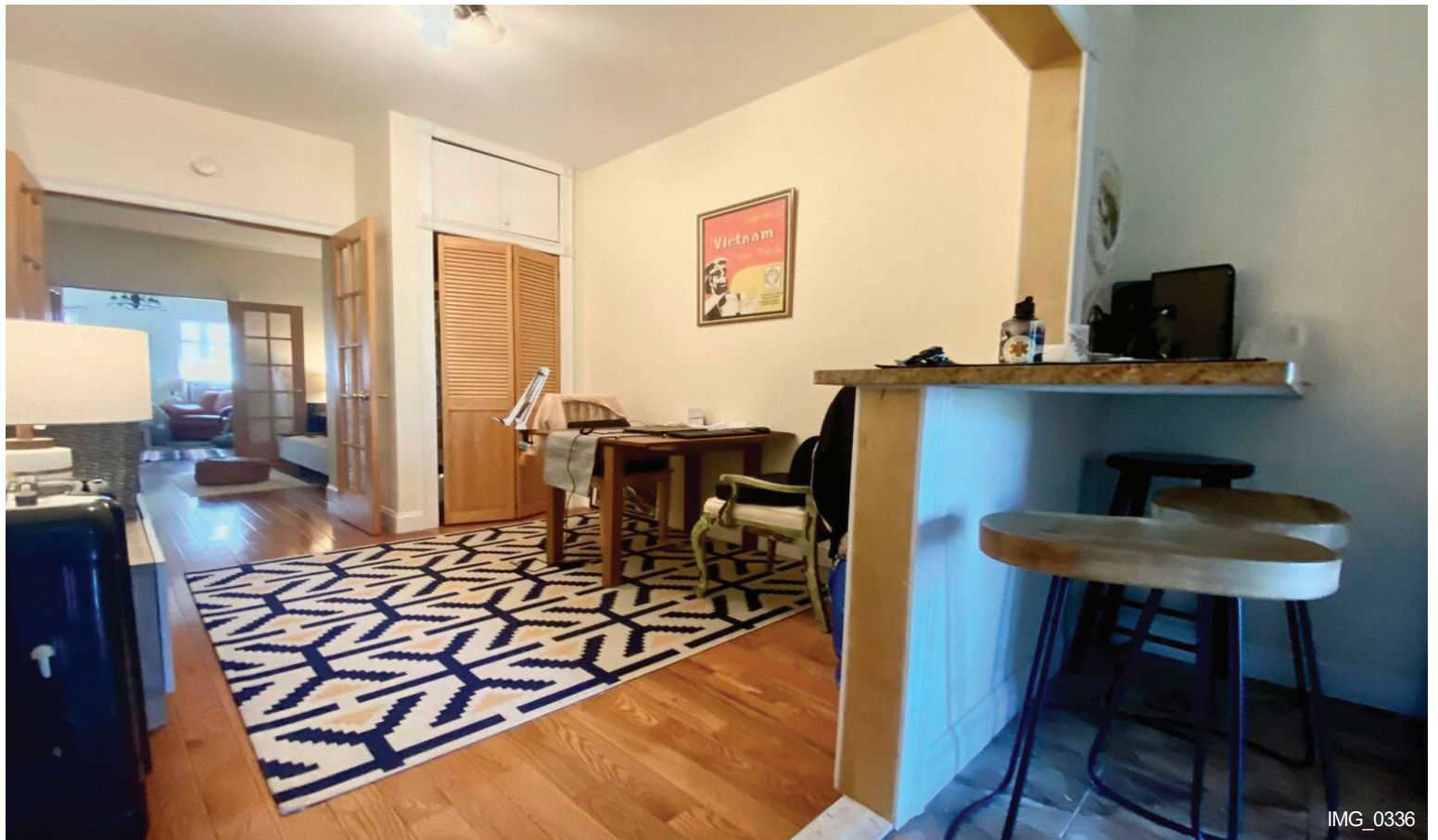


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Property Photos



IMG_0335



IMG_0336

Property Photos

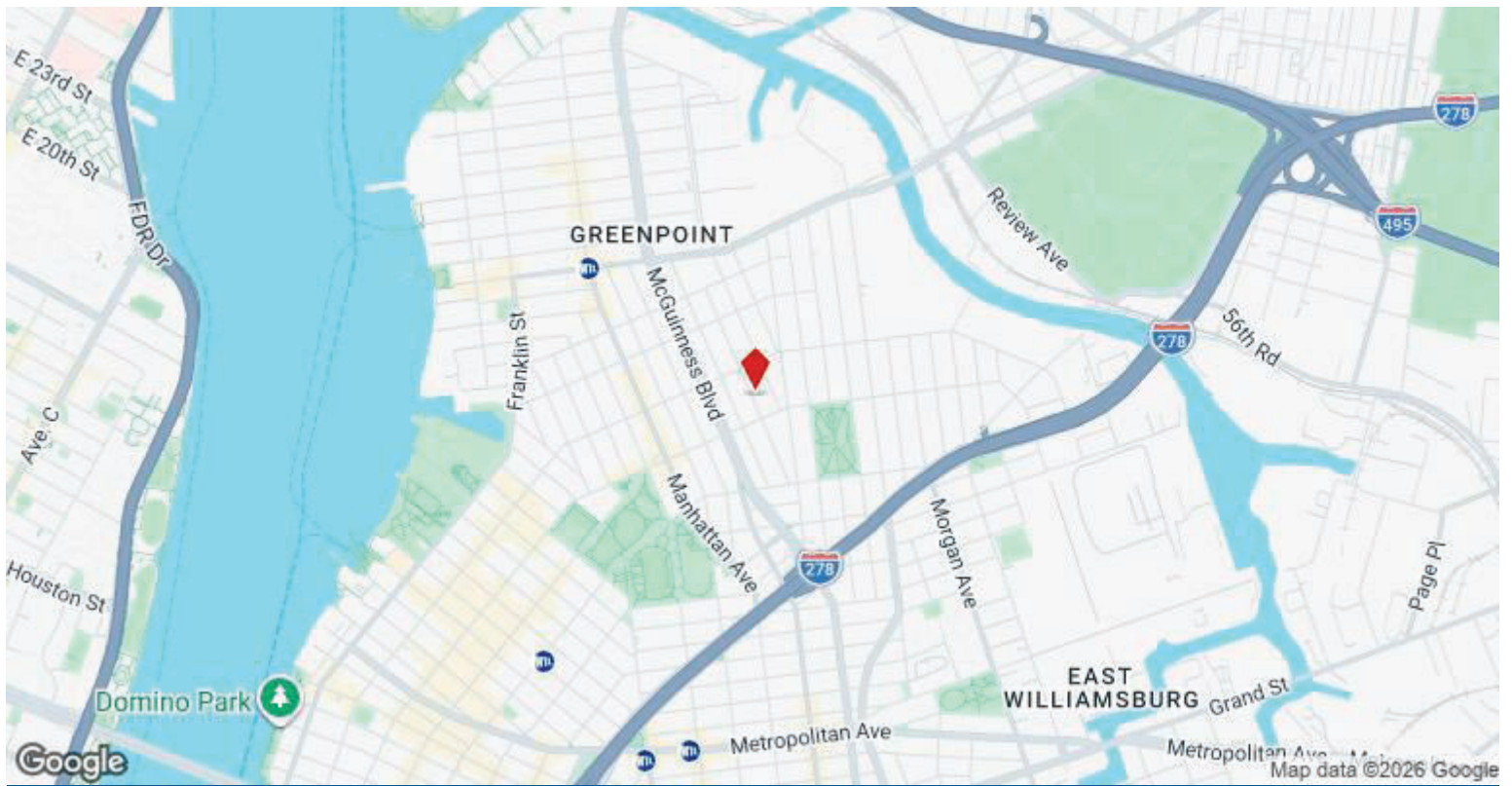


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