



MATTHEWS™

FULLY VACANT 13-UNIT WALKUP

155 Huron Street

Greenpoint, Brooklyn, NY 11222

Multifamily Investment Opportunity | Offering Memorandum



Contact Broker for Pricing

FULLY VACANT | Value-Add

Opportunity

(4) Studios | (9) 2 BED / 1 BTH

Unit Makeup

28.33' x 100' | 2,833 SF

Lot Size

G Train (Greenpoint Ave)

4 Blocks Away

13 Apts (8 FM & 5 RS)

Unit Status

±7,964 SF + Cellar

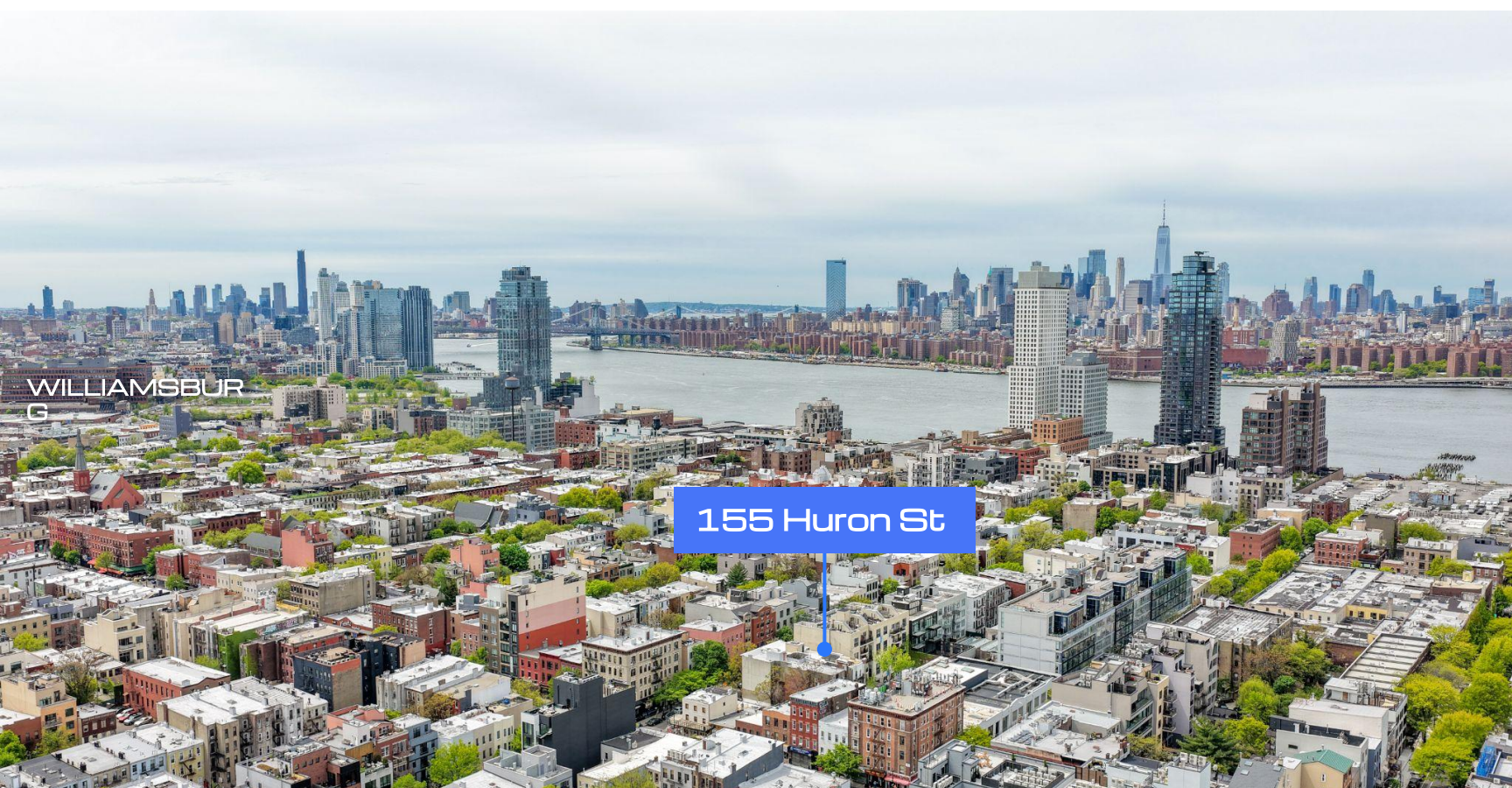
Square Footage

28.33' x 84'

Building Dimensions

Tax Class 2 / \$39,444

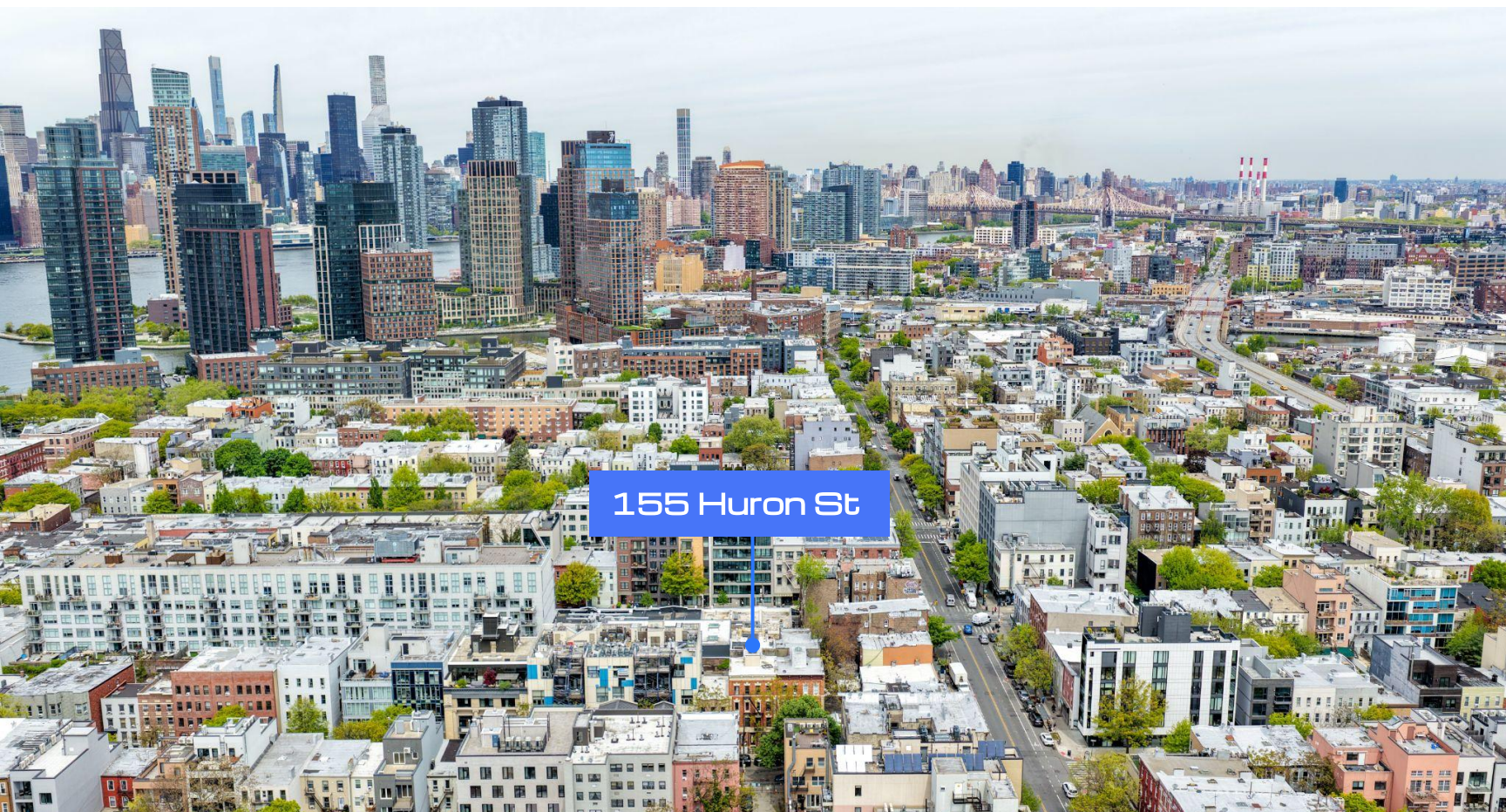
Tax Class



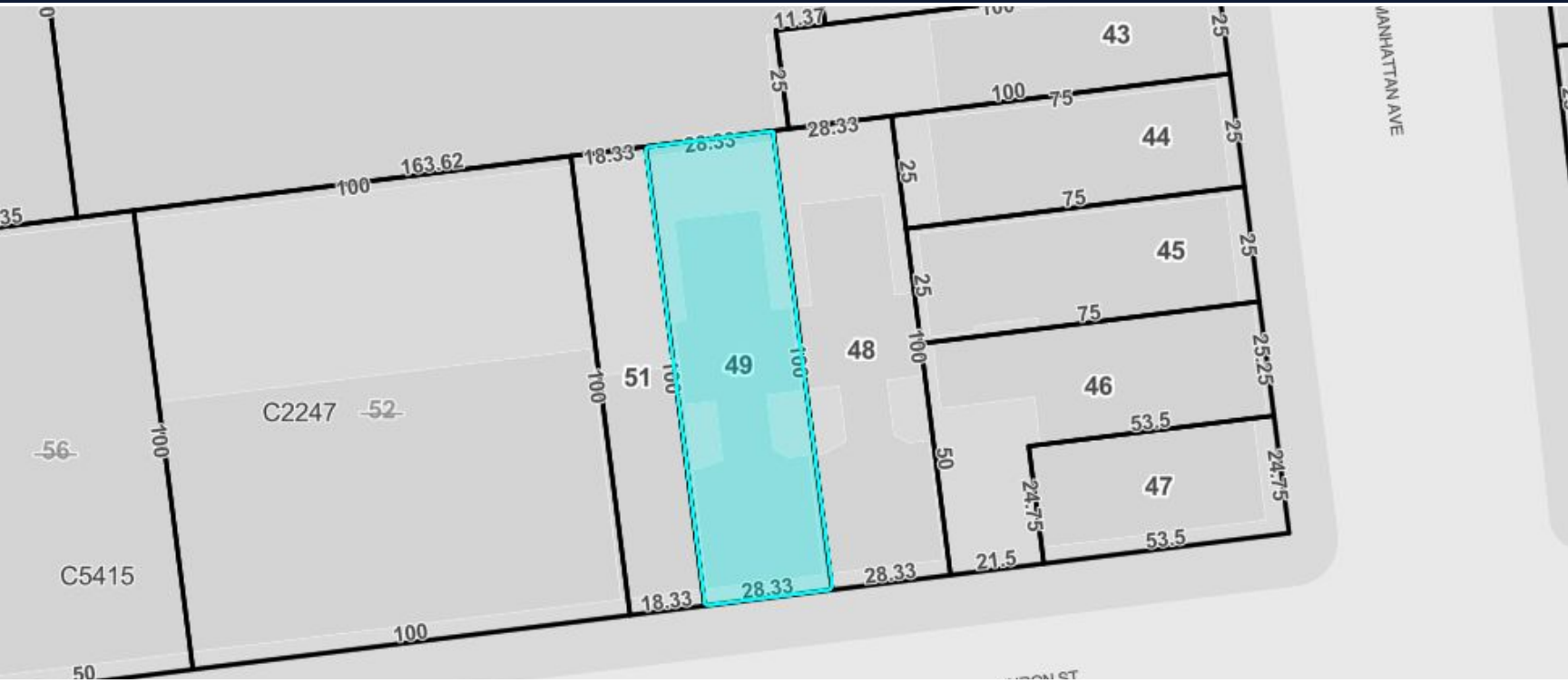
Investment Highlights

FULLY VACANT 13-UNIT BUILDING IN PRIME GREENPOINT, BROOKLYN

- **Fully Vacant — Blank Slate for Repositioning:** All 13 units will be delivered vacant, presenting value-add buyers the opportunity to initiate their business plan immediately upon closing.
- **DHCR Substantial Rehabilitation Pathway:** With 8 Free Market and 5 Rent Stabilized units, a qualified buyer can pursue a substantial rehabilitation application through DHCR to remove the remaining RS units from rent regulation, creating a fully free market asset in one of Brooklyn's most supply-constrained neighborhoods.
- **Condo Conversion Opportunity:** The existing 4-story walkup structure, generous unit sizes, and prime Greenpoint location make this an ideal candidate for a condo conversion — allowing a developer to capitalize on strong end-user demand and achieve premium per-unit sales pricing.
- **Attractive Unit Mix for End Users:** (3) Studios and (10) 2-Bedroom/1-Bath apartments across 7,964 SF offer a versatile mix that appeals to both rental and condo buyers in Greenpoint's robust residential market.
- **Usable Cellar:** The cellar provides additional square footage for storage, mechanicals, or potential amenity space — adding flexibility to any renovation or conversion plan.
- **Prime Greenpoint Location:** Situated 4 blocks from the Greenpoint Avenue G-Train, with direct access to Williamsburg and Manhattan, and surrounded by the restaurants, boutiques, and waterfront amenities that make Greenpoint one of North Brooklyn's most sought-after neighborhoods.



| Tax & Transportation Maps



| Neighborhood Overview



Greenpoint, Brooklyn

Historical Overview

Greenpoint sits at the northern tip of Brooklyn, bordered by the East River to the West / North, Newtown Creek / Queens to the east, and adjacent to Williamsburg, Brooklyn to the south. For much of the 20th century, Greenpoint was a working-class, industrial and waterfront neighborhood with a strong presence of manufacturing and maritime activity.

Over time, it has evolved into a densely populated residential area with a mix of historic low-rise buildings, converted industrial structures, newer condos and apartments, and a growing number of retail, cultural, and lifestyle amenities.

Landmarks & Points of Interest

Greenpoint's identity comes from a mix of old waterfront industry, deep Polish-American cultural roots, and newer shoreline parks and towers. The East River edge is lined with public open space like WNYC Transmitter Park and the expanding Bushwick Inlet Park system, both prized for skyline views and piers. Along Manhattan Avenue, "Little Poland" is still visible in churches such as St. Stanislaus Kostka and long-running Polish businesses and social halls. Historic industrial relics—like the Astral Apartments and the former Eberhard Faber Pencil Factory—have been repurposed into notable residential and creative destinations, underscoring the neighborhood's adaptive-reuse character.

| Neighborhood Overview

Residential Market Overview

Greenpoint remains one of Brooklyn's most expensive and supply-constrained residential submarkets, with pricing heavily influenced by new waterfront product and limited resale inventory. Recent market reads place median sale prices in the high-\$1M range, with condo trades frequently setting neighborhood benchmarks and price per square foot levels among the borough's highest. Because the area is small and turnover is low, monthly figures can be volatile, but longer-term performance has stayed elevated even through periods of flat or slightly softer year-over-year movement. Demand is anchored by proximity to Williamsburg and Long Island City, growing park access along the waterfront, and a steady inflow of high-income renters and buyers.

Development Market Overview

Development momentum in Greenpoint is concentrated on the East River shoreline, where rezoned industrial parcels continue to deliver large mixed-use communities. Greenpoint Landing is the defining project, already supplying thousands of units and retail, with newly announced 2025 phases adding another major wave of rentals and affordable housing tied to public-realm improvements. Additional high-rise proposals near the Bushwick Inlet and Quay Street corridor are progressing through community and city review, reflecting ongoing debates over scale and affordability. Overall, the pipeline suggests continued vertical growth on the waterfront paired with smaller inland conversions and renovations of legacy light-industrial buildings.

Retail Market Overview

Retail in Greenpoint is primarily neighborhood-serving, with the strongest demand clustering along Manhattan Avenue, Franklin Street, and newer waterfront nodes. Asking rents typically sit below prime Manhattan levels and remain supportive of a steady stream of small, experience-driven tenants, especially food and beverage. Polish legacy retail still anchors parts of Manhattan Avenue, while newer concepts—cafés, natural wine bars, boutiques, and fitness studios—have broadened the consumer mix and strengthened all-day foot traffic. As additional waterfront housing delivers, ground-floor retail at Greenpoint Landing and nearby blocks is becoming an increasingly important growth pocket.

Transportation Snapshot

Greenpoint is transit-accessible yet geographically tucked into a peninsula, which gives it a quieter feel but also makes certain routes pivotal. The G train functions as the neighborhood's subway spine, and while periodic service impacts occur during modernization work, it remains the core commuter link to Williamsburg, Downtown Brooklyn via transfers, and Queens. NYC Ferry service at India Street adds a fast, scenic connection to Long Island City, Midtown, and the Financial District, and has become a meaningful alternative during rail disruptions. Bus lines and an improving waterfront bike network round out mobility, while nearby arterials like McGuinness Boulevard and the BQE keep car access viable despite congestion concerns.

DEPARTMENT OF HOUSING AND BUILDINGS
 BOROUGH OF BROOKLYN, CITY OF NEW YORK

No.
 Date JUN 27 1945

CERTIFICATE OF OCCUPANCY

Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. (Administrative Code.)

This certificate supersedes C. O. No.

owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building-premises located at

Ap. 155
 153/55 Huron Street, North Side 103' 4" West of Manhattan Avenue
 Block 2522 Lot 49

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No. ~~2032/37~~ Alt. 2032/37
 Construction classification— Brick
 Use District. _____ feet.
 Height 4 stories, _____ feet.
 Class "A" New Law
 Const. 6/26/45 Located in Business
 Pl. 4/11/39
 Area HB 6/26/45 Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

FLOOR	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Basement	Ground	-	-	-	Ordinary Use
1st	40	-	-	-	Four (4) Families
2nd	40	-	-	-	Three (3) Families
3rd	40	-	-	-	Three (3) Families
4th	40	-	-	-	Three (3) Families
TOTAL		Thirteen (13) Families			Class "A" Multiple Dwelling - New Law

DOB Property Overview

NYC Department of Buildings Property Profile Overview

155 HURON STREET		BROOKLYN 11222	BIN# 3064152
HURON STREET	153 - 155	Health Area : 100	Tax Block : 2522
		Census Tract : 563.01	Tax Lot : 49
		Community Board : 301	Condo : NO
		Buildings on Lot : 1	Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

FULL VACATE EXISTS ON THIS PROPERTY

Cross Street(s):	FRANKLIN STREET, MANHATTAN AVENUE		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	NONE		
HPD Multiple Dwelling:	Yes		
Number of Dwelling Units:	13		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C4-WALK-UP APARTMENT

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	9	0	Electrical Applications
Violations-DOB	10	7	Permits In-Process / Issued
Violations-OATH/ECB	1	0	Illuminated Signs Annual Permits
Jobs/Filings	8		Plumbing Inspections
ARA / LAA Jobs	1		Open Plumbing Jobs / Work Types
Total Jobs	9		Facades
Actions	18		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

HPD Vacate Order

DCE Form 150
(Rev. 6/2024)

Date Posted and Mailed: November 21, 2025

Effective Date: November 24, 2025



THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Office of Enforcement and Neighborhood Services
Division of Code Enforcement

Vacate #: 260121
Block #: 02522
Lot #: 0049

FULL VACATE

ORDER TO REPAIR / VACATE ORDER

By Authority of New York City Administrative Code sec. 27-2139 et. seq. with Notice Pursuant to New York City Administrative Code 27-2127 (a), 27-2141, and 27-2142.

To the Owners, Lessees, and Occupants, et al of the dwelling situated at **155 Huron Street, Borough of Brooklyn, City of New York:**

WHEREAS it has been certified to the Division of Code Enforcement by an Officer or Inspector thereof, that the said dwelling is dangerous to life, and detrimental to the health and safety of the occupants and others and is unfit for human habitation because of the following conditions:

1. FIRE DAMAGE : TO WALLS AND CEILINGS THROUGHOUT APTS. 4, 7, 5, 10, 13, 11 AND 12.
2. FIRE DAMAGE : WINDOWS BROKEN AND PLYWOOD SEALED AT APTS. 10 AND 13.
3. NO HEAT : NO ELECTRIC : AT APTS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 13 (ENTIRE BUILDING).
4. NO ELECTRICITY : NO SERVICE : AT APTS. 2, 4, 7, 10, 11, 12 AND 13.
5. NO HOT WATER : SERVICE SHUT DOWN : AT APTS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 13 (ENTIRE BUILDING).
6. NO GAS SERVICE : NO SUPPLY : AT APTS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 13 (ENTIRE BUILDING).
7. NO ELECTRICITY : FIRE/SERVICE SHUT OFF : UNSAFE PRIMARY MEANS OF EGRESS NO LIGHTS FOR PUBLIC HALL AND PUBLIC HALL STAIRS AT ALL STORIES.

IT IS ORDERED pursuant to Sec. 27-2125 and Sec. 27-2139 et. seq. of the Administrative Code of the City of New York, that the owner(s) of the dwelling situated at **155 Huron Street, Borough of Brooklyn, City of New York**, repair the above conditions by **Monday, November 24, 2025**.

And to the owner(s) of the dwelling situated at **155 Huron Street, Borough of Brooklyn, City of New York**, please TAKE NOTICE that unless the above described conditions are removed by **Monday, November 24, 2025**, pursuant to said sec. 27-2125 and sec. 27-2139 et. seq., the Department of Housing Preservation and Development of the City of New York may elect to seek an order directing said Department to execute the above repair order and to permit said Department to obtain a lien for costs of executing said repair order having priority over all other liens and encumbrances against said dwelling; or said Department may elect to correct such conditions with no further notice and obtain a lien for the costs of executing said repairs.

And FURTHER, pursuant to sec. 1802 (1), (2) and (6) of Chapter 61 of the N.Y.C. Charter and sec. 27-2139 et. seq. of the N.Y.C. Administrative Code, IT IS ORDERED that all persons in dwelling units:

Last owner / Agent:

Story	Unit No	Unit Type	Location	Room	Location
1	1	APARTMENT	EAST 1	ENTIRE APT.	
1	2	APARTMENT	WEST 1	ENTIRE APT.	
1	3	APARTMENT	NORTH 2	ENTIRE APT.	
1	4	APARTMENT	NORTH 1	ENTIRE APT.	
2	5	APARTMENT	SOUTH 2	ENTIRE APT.	
2	6	APARTMENT	NORTH 2	ENTIRE APT.	
2	7	APARTMENT	NORTH 1	ENTIRE APT.	
3	8	APARTMENT	SOUTH 1	ENTIRE APT.	
3	9	APARTMENT	SOUTH 2	ENTIRE APT.	
3	10	APARTMENT	NORTH 1	ENTIRE APT.	
4	11	APARTMENT	SOUTH 1	ENTIRE APT.	
4	12	APARTMENT	NORTH 2	ENTIRE APT.	

HDP Vacate Order

DCE Form 150
(Rev. 6/2024)

Date Posted and Mailed: November 21, 2025

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THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Office of Enforcement and Neighborhood Services
Division of Code Enforcement

Vacate #: 260121
Block #: 02522
Lot #: 0049

FULL VACATE

ORDER TO REPAIR / VACATE ORDER

Story	Unit No	Unit Type	Location	Room	Location
4	13	APARTMENT	NORTH 1	ENTIRE APT.	

of said dwelling, vacate the dwelling by **Monday, November 24, 2025.**

TAKE NOTICE, if the Department finds that the conditions rendering the dwelling or part unfit for human habitation have been corrected, it may revoke this vacate order. If the Department finds that the unlawful conditions are being corrected and that continued occupancy may be permitted consistent with health and safety, the Department may extend the time period for vacating fixed in this order and, in the event of full compliance, may revoke this order.

TAKE NOTICE that the owner must ensure that a copy of the Order to Repair/ Vacate Order remains posted until revoked by the Department. If the posted Order is removed, the owner will be subject to a violation and civil penalties. To obtain additional copies of the Vacate Order, search HPDONLINE through HPD's website (www.nyc.gov) or contact HPD at our Borough Office.

TAKE FURTHER NOTICE that if this Order to Repair/Vacate Order is not revoked pursuant to the above paragraph the owner may be liable and responsible for all penalties, costs and liens that may arise as a result of this order, including, but not limited to, penalties, costs and liens pursuant to Subchapter V, Article 8 of the Housing Maintenance Code.

TAKE FURTHER NOTICE that any building/unit vacated by this Order to Repair/Vacate Order may not be re-occupied unless the Vacate Order has been revoked by the Department. If the vacated building or unit is re-occupied, the owner will be subject to a violation and a civil penalty of not less than \$5,000 for each re-occupied unit.

TAKE FURTHER NOTICE that, pursuant to sec. 27-2142(d) of the Administrative Code of the City of New York, the department may require as a condition for revocation of a vacate order, that the owner make a reasonable effort to notify any tenants who may have vacated the dwelling pursuant to such order that said tenant has a right to re-occupy the dwelling.

And FURTHER, that this order be served as the law requires.

All requests for revocations or time extensions must be submitted immediately to the Borough Chief inspector in writing with supporting documentation.



Chief Inspector - Division of Code Enforcement

NOTICE

THIS VACATE ORDER MAY CAUSE A RELOCATION AND/OR AN EMERGENCY REPAIR LIEN TO BE FILED AGAINST THIS PROPERTY PURSUANT TO SECTIONS 26-305 AND 27-2139 THROUGH 27-2146 OF THE N.Y.C. ADMINISTRATIVE CODE. FOR INFORMATION CALL (212) 863-6620.

Confidentiality Agreement & Disclaimer

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **155 Huron Street, Brooklyn, NY 11222** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

155 HURON STREET

Brooklyn, NY 11222

Multifamily Investment Opportunity | Offering Memorandum



Exclusively Listed By



Evan Kashanian

Associate

(914) 561-8609

evan.kashanian@matthews.com

License No. 10401368202 (NY)



DJ Johnston

Executive Vice President

(718) 701-5367

dj.johnston@matthews.com

License No. 10401225168 (NY)



Robert W. Moore

Director of NY Operations

(332) 232-2694

robert.moore@matthews.com

License No. 10401222123 (NY)

Cory Rosenthal

Broker of Record

Broker Lic. No.: 10311210106 (NY)

Firm Lic. No.: 10991237833 (NY)

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