

**NEW EXCLUSIVE  
FOR SALE**
**The Brewery**



260 Meserole St, Brooklyn, NY 11206

**Asking: \$20 MM**



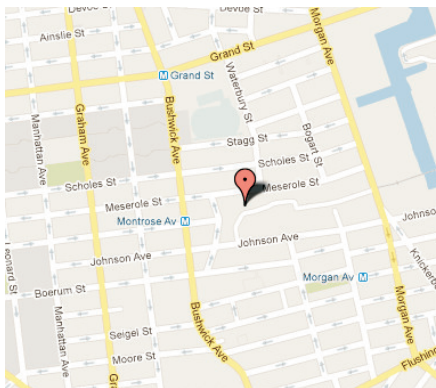
**The Brewery**, located at 260 Meserole Street, Bushwick, NY, is now on the market. The Brewery is anchored by **The Wick**, an 8,000sf concert venue with a 12,000sf patio. **The Well**, the largest beer garden in all of New York City, **The Sweatshop & DanBro Studios**, which rents out fully equipped music rehearsal studios. This 19<sup>th</sup> century warehouse has been transformed into the largest full service community of and for musicians in New York City. **The Brewery** is a neighborhood landmark and community anchor that has cultivated a home base for the hip and creative lifestyle.



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**Built:** 176' x 150'  
**Current Gross Income:** \$1,436,000  
**Yearly Expenses:** \$305,280  
**Current NOI:** \$1,130,720  
**Projected NOI:** \$2,106,720  
**Square Footage:** 72,000  
**Projected Gross Rent:** \$2,412,000 (Fully Rented)