



REAL ESTATE  
ADVISORS

428 TROUTMAN STREET



**B6** REAL ESTATE  
ADVISORS

## TABLE OF CONTENTS

- I. EXECUTIVE SUMMARY
- II. THE NEIGHBORHOOD
- III. DUE DILIGENCE

**FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS**

**DJ Johnston**  
Partner, Sr. Managing Director  
646 933 2619  
djohnston@b6realestate.com

**Bryan Kirk**  
Director  
646 933 2624  
bkirk@b6realestate.com

**William Cheng**  
Director  
646 933 2623  
wcheng@b6realestate.com

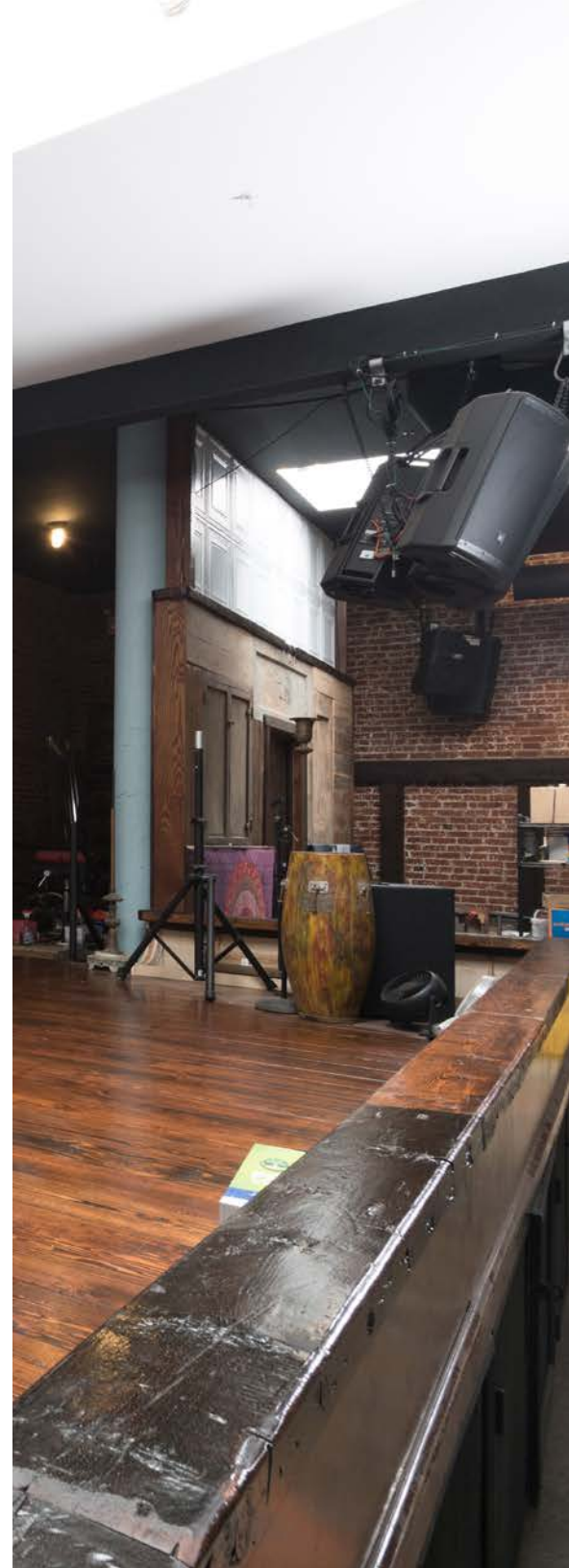
**Michael Murphy**  
Associate  
646 933 2639  
mmurphy@b6realestate.com





REAL ESTATE ADVISORS

# EXECUTIVE SUMMARY



## THE OPPORTUNITY

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 428 Troutman Street, a custom-built music venue and bar, located in the heart of the Bushwick art district. The property is fully equipped with a permanent stage, multiple wet bars, private green room, industrial kitchen, drive-in garage/storage, and a daytime café. The building is further improved by a 2nd story owners suite with a series of spectacular roof decks, offering unparalleled views of the city skyline.

The property is perfectly positioned in the middle of The Brooklyn Collective, a series of warehouses that have been transformed to showcase the work of international street artists, attracting thousands of visitors a year and creating a truly unique destination. In addition to the exterior artwork, 428 Troutman offers an interior renovation authentic to the music and entertainment culture. The current owner has personally operated a local bar in Williamsburg for the last 20 years and approached the interior rehabilitation as a meticulous end-user, not as an investor. No detail has been overlooked and smart operational efficiencies can be found throughout the building.

The ground level space offers 75 feet of frontage and includes a street front café, entry courtyard, and drive-in garage for deliveries. The entry courtyard welcomes you into the bar area, equipped with a kitchen, pool table, private bathrooms, and 18 foot bar, offering an occupancy level of 86 persons. The music venue in the rear can occupy 410 persons and can either be accessed through the bar area or through a private street entrance, offering the option to combine or separate the spaces for maximum efficiency. The music venue offers a permanent 30-foot stage, two additional bars, private storage space for musicians, and elevated sound booth. A private green room and wet bar can be found downstairs, offering a personal gathering area for visiting artists and musicians.

The second floor can be accessed through the courtyard and presents a truly remarkable addition to the commercial space. A caretaker's unit has been constructed to offer a personal residence to a new owner or site manager. Five separate roof decks surround a center living area with 360-degree light exposure and unobstructed views of the NYC skyline. This personal residence can be leased for commercial use, offering an opportunity to rent out the large living space for a more private gathering. Gardens and outdoor seating can be found on multiple levels, creating an unforgettable atmosphere.

The property is just a half block from the Jefferson L-train on Wyckoff Avenue, offering access to Union Square within 20 minutes and Williamsburg in 15 minutes. As the premier retail destination in Bushwick, the immediate area is flooded with restaurants, bars, galleries, and creative offices. This is truly a once in a lifetime opportunity for an end-user to secure an extraordinary turn-key property on the most desirable block in Bushwick.



## PROPERTY INFORMATION

|                             |   |          |
|-----------------------------|---|----------|
| <b>Address</b>              | 428 Troutman Street, Brooklyn, NY 11237   |          |
| <b>Location</b>             | On the southeast side of Troutman Street between St. Nicholas and Wyckoff Avenues |          |
| <b>Block &amp; Lot</b>      | 3189 / 16   |          |
| <b>Lot Size</b>             | 75' x 100'  |          |
| <b>Lot SF</b>               | 7,500   |          |
| <b>Building Size</b>        | 75' x 100'  |          |
| <b>Stories</b>              | 2 + Penthouse   |          |
| <b>Building SF</b>          | 8,834   |          |
| <b>Outdoor Space SF</b>     | 3,337   | (Approx) |
| <b>Total Units</b>          | 7   |          |
| <b>Commercial Units</b>     | 6   |          |
| <b>Residential Units</b>    | 1   |          |
| <b>Zoning</b>               | M1-1  |          |
| <b>Assessment ('18/'19)</b> | \$362,250   |          |
| <b>R.E. Taxes ('18/'19)</b> | \$38,087  |          |

## STATION DISTANCE FROM PROPERTY

| TRAIN LINE  | STATION          | WALKING DISTANCE     |
|---|------------------|----------------------|
|  | Jefferson Street | 1/2 Block / 1 minute |

TRAVEL TIMES ESTIMATED BY GOOGLE MAPS

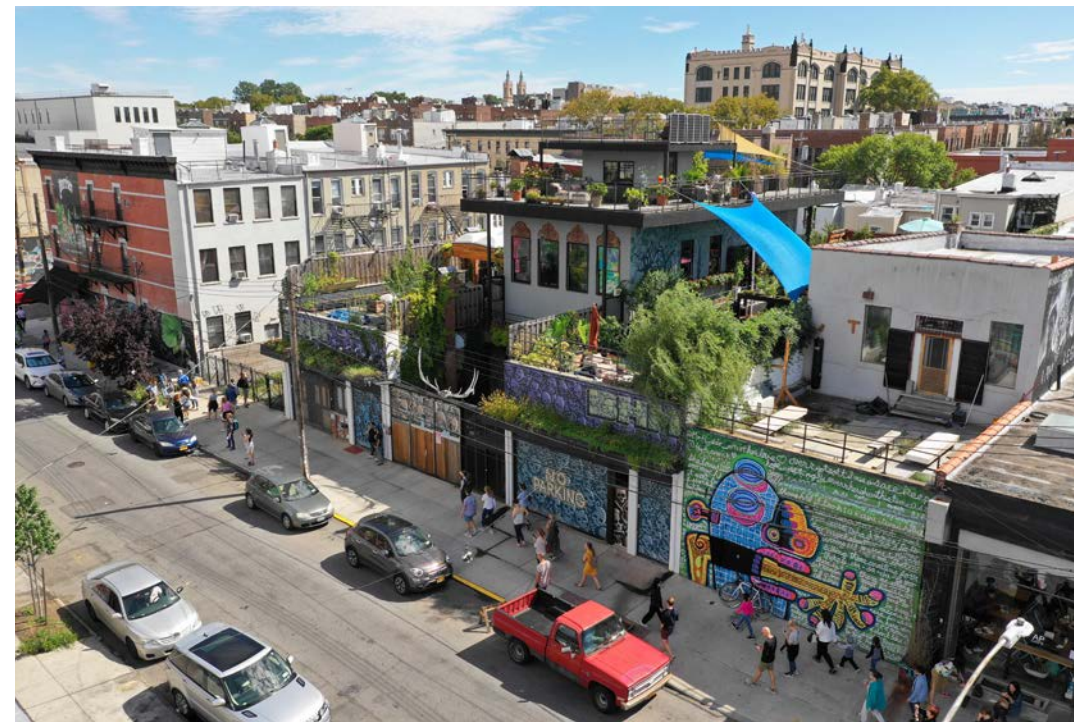
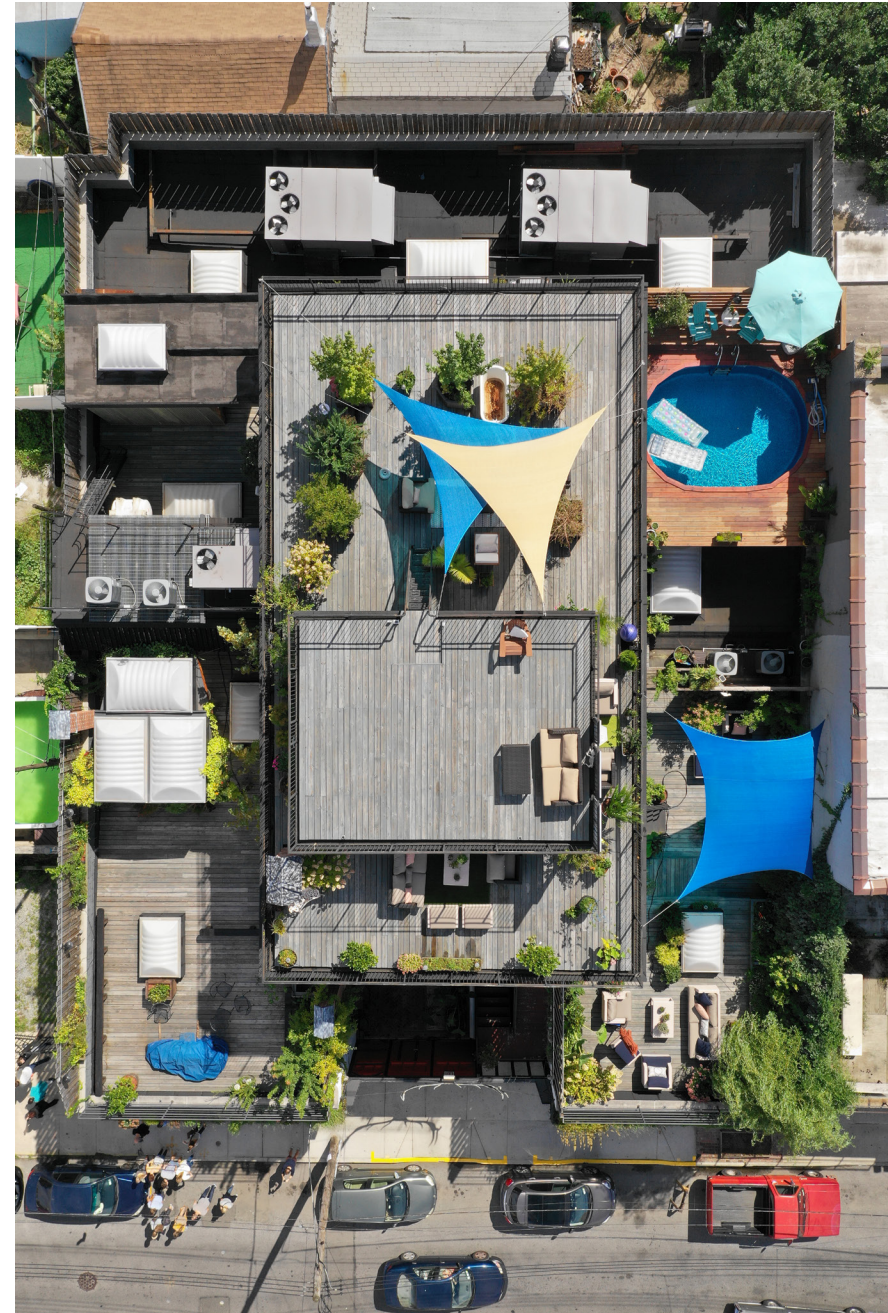
## STATION DISTANCE FROM PROPERTY

| STATION                     | ESTIMATED TIME |
|-----------------------------|----------------|
| Bedford Avenue              | 8 minutes      |
| 14th Street - Union Square  | 14 minutes     |
| 34th Street - Penn Station  | 19 minutes     |
| 42nd Street - Times Square  | 19 Minutes     |
| 42nd Street - Grand Central | 21 Minutes     |
| Fulton Center               | 21 Minutes     |

TRAVEL TIMES ESTIMATED BY GOOGLE MAPS



## EXTERIOR



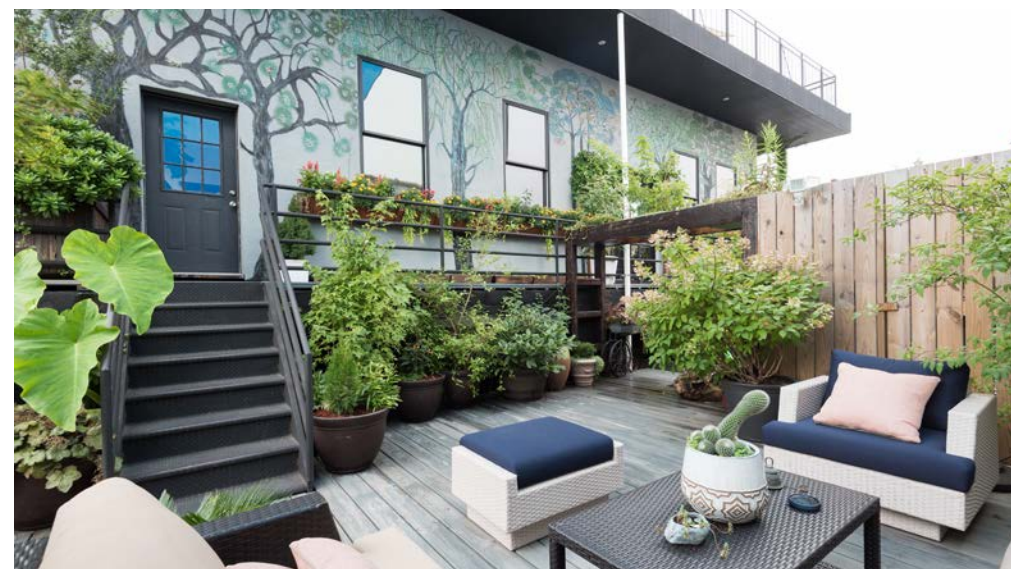
## COMMERCIAL SPACE



## RESIDENTIAL SPACE



## OUTDOOR SPACE



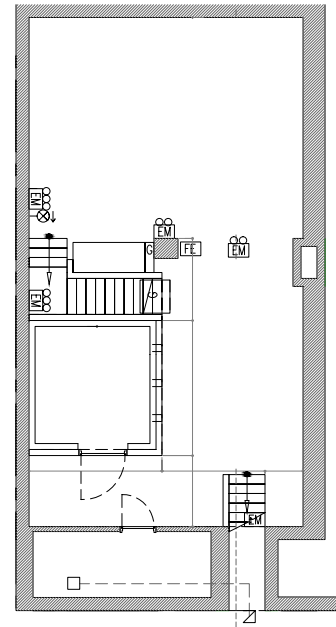
# FLOOR PLANS

## COMMERCIAL SPACE

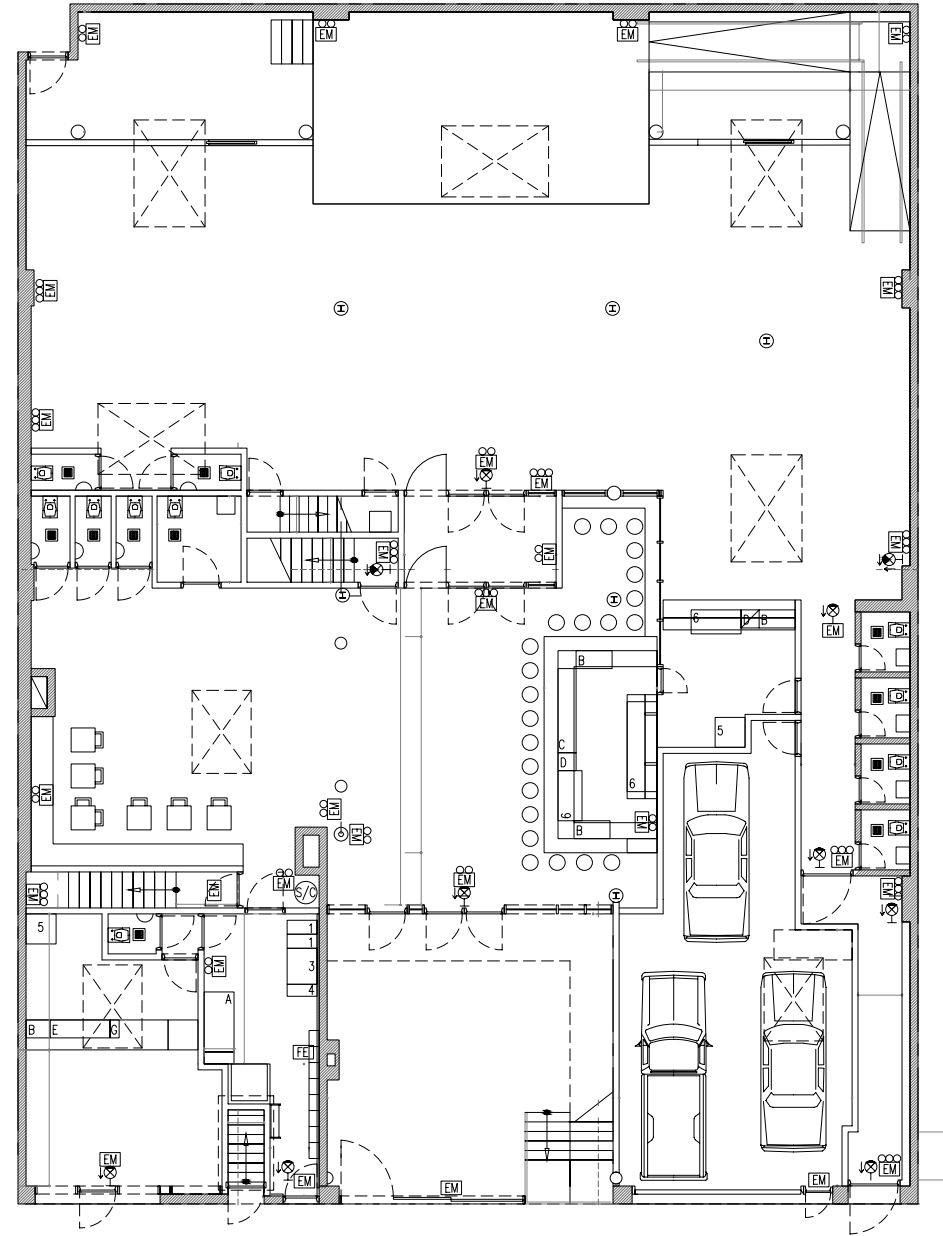
| UNIT                        | SPACE SF     |
|-----------------------------|--------------|
| Entertainment Room          | 3,260        |
| Bar / Restaurant Room       | 1,376        |
| Commercial Kitchen          | 650          |
| Coffee Shop / Retail Space  | 316          |
| Storage / Accessory Parking | 586          |
| Green Space                 | 500          |
| <b>Total</b>                | <b>6,688</b> |

## OUTDOOR SPACE

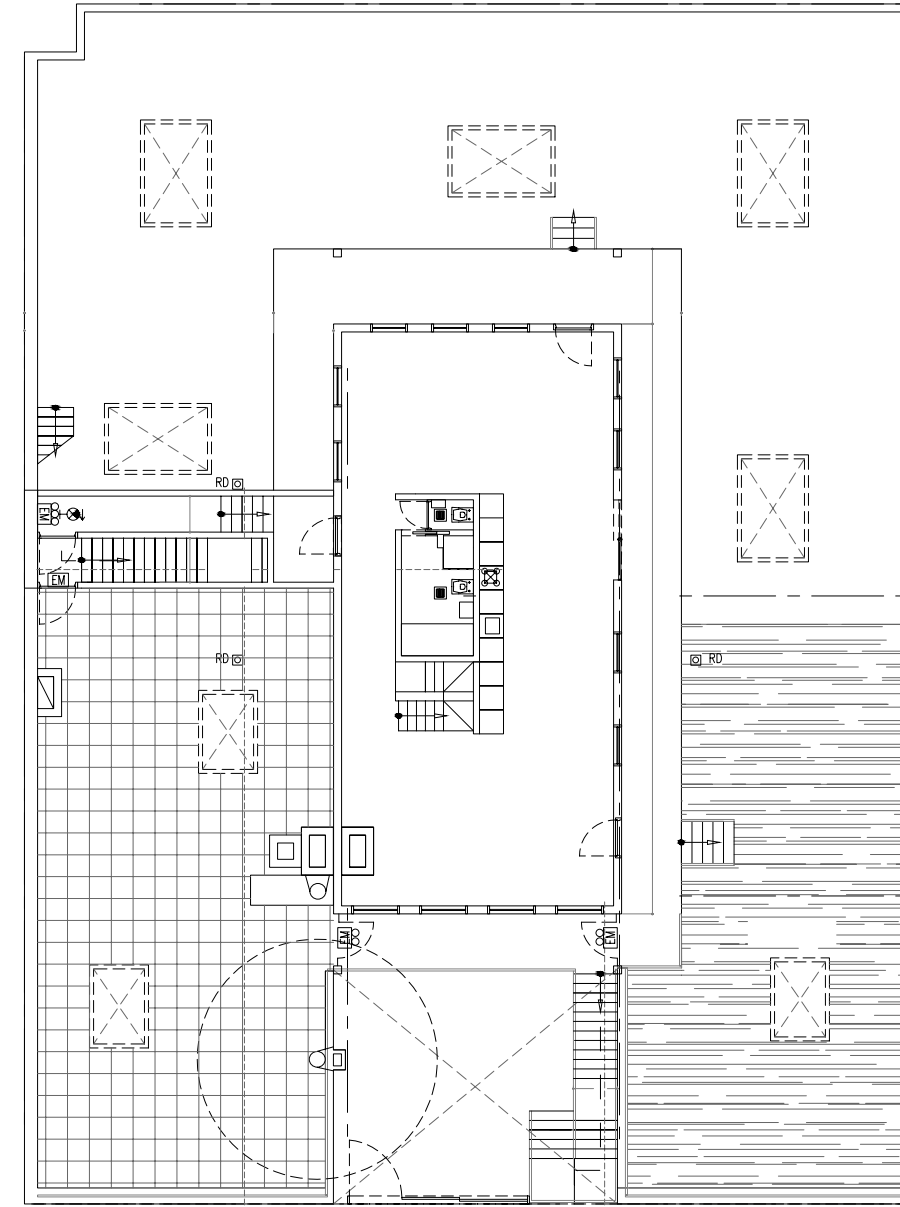
| UNIT                       | UNIT SF      |
|----------------------------|--------------|
| First Floor Courtyard      | 566          |
| <b>Total Outdoor Space</b> | <b>3,337</b> |



BASEMENT



GROUND FLOOR



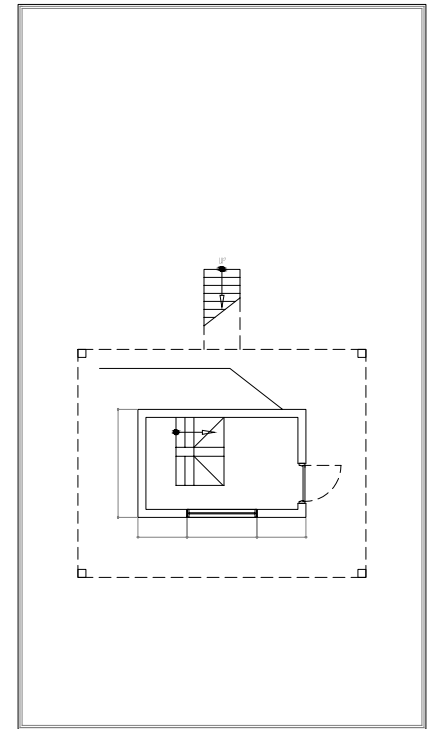
SECOND FLOOR

## RESIDENTIAL SPACE

| UNIT                  | TYPE        | UNIT SF      |
|-----------------------|-------------|--------------|
| 2nd Floor / Penthouse | 1 BR / 1 BA | 1,400        |
| <b>Total</b>          | <b>0</b>    | <b>1,400</b> |

## OUTDOOR SPACE

| UNIT                       | UNIT SF      |
|----------------------------|--------------|
| Upper Floor Deck Space     | 2,771        |
| <b>Total Outdoor Space</b> | <b>3,337</b> |



PENTHOUSE/ROOF



**B6 REAL ESTATE ADVISORS**

1040 Avenue of the Americas, 8th Floor  
New York, NY 10018



**FOR MORE INFORMATION, PLEASE CONTACT  
ONE THE FOLLOWING INDIVIDUALS**

**DJ Johnston**

Partner, Sr. Managing Director  
646 933 2619  
djohnston@b6realestate.com

**William Cheng**

Director  
646 933 2623  
wcheng@b6realestate.com

**Bryan Kirk**

Director  
646 933 2624  
bkirk@b6realestate.com

**Michael Murphy**

Associate  
646 933 2639  
mmurphy@b6realestate.com

**FOR QUESTIONS ABOUT FINANCING, PLEASE CALL**

**Steven Sperandio**

Partner, Senior Managing Director  
D 646.933.2638  
ssperandio@b6realestate.com

