

32 Richardson Street

Mixed Use Townhouse : Williamsburg



UNIQUE 1910 brick two story converted industrial loft building PRIME WMSBURG LOCATION zoned for MIXED-USE (R6B-MX8)with 3,885 useable square feet; FAR of 2,built 1.55; and a curb cut to provide you with your own parking space in front! Building is 25x100. Use as is or create your own Brooklyn dream home. Perfectly located near the Lorimer stop on the L train, one block from McCarren Park, right near Bedford Street restaurants and shops, yet hidden on a quiet block that retains the area's "old school" neighborhood feel. 32 Richardson is currently configured with an income-producing storefront office space rented through July 2015; two artist studios, and a sprawling residential loft on second floor with private planted roofdeck. Feels like a country house! Annual taxes \$12,400 Shown by appointment only.

\$3,500,000 (Approx. \$901 /Sq.Ft.)

- 2 Units
 - 2 Floors
 - 5 Rooms
 - 2 Baths
- | | |
|----------------------|----------|
| Lot Dimensions: | 25 x 100 |
| Building Dimensions: | 25x100 |
| Bldg Sq. Footage: | 3,885 |
| Zoning: | R6B-MX8 |



Ground floor/ side one: Impressive grey and red steel doors open to rental office space offering direct street access to street,14 ft ceilings, north light, approx 900 sq ft

Ground floor/ side two: Two spacious artist studios: one w/ window, one w/skylight, laundry room, bathroom, mechanicals, endless storage.

Second floor: Sunfilled residential loft, N/S exposures, spacious living/dining area, stainless/granite open kitchen w/new hi end appliances, home office, huge storage space, master bedroom with new windowed bathroom, walk-in closet and entrance to glorious planted roof deck

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