

104 Roebling Street

Mixed Use Townhouse • Williamsburg

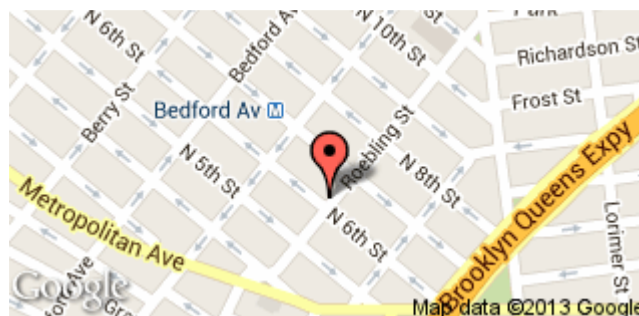


\$2,799,000 (Approx. \$933 /Sq.Ft.)

\$3,383 Annual RE Taxes

- 2 Units
- 3 Floors
- 6 Rooms
- 3 Baths

Lot Dimensions: 20*55
Bldg Sq. Footage: 3,000
Zoning: r6b



Breathtaking 1899 Built Williamsburg Townhouse on Roebling w Stunning Coffee Shop Ready For Business w Hidden Treasures within! Follow the Bedford L to the most sought after sector of Williamsburg, with top restaurants, bars, boutiques and galleries to where X marks the spot at 104 Roebling. Here, the Pirate in you will find an Architectural Treasure. At a sidewalk's glance, this Single Family Brick Townhouse w coffee shop, finished basement and 4 income producing apartments translates to real estate perfection. Upon entering, the custom Solid Oak Spiral Staircase that ascends through the body of the building designed by notable artist/owner lets you know you've just entered a treasure. Hidden behind the store on the 1st fl. is a Bright & Spacious studio LOFT apartment w. enclosed sunroom & colorful tiled kitchen. Next, climb the stairs to the 2nd fl. 1 BR apt. w high ceilings and great decadence. Chef's beware when entering into the enormous commercial grade kitchen of Italian tile & granite, with Subzero fridge, Viking 6 burner stove + grill, and wall recessed Toshiba microwave. Follow the oak floor to the bedroom w. wood burning fireplace & cedar lined California closet and Home to possibly the World's largest and deepest Jacuzzi + Bidet. Finally, climb to the 3rd fl. duplex with lofted office 13' ceilings w. exposed rafters, finished roof deck, walk in closet/pantry, and infinite light and beauty. Delivered Vacant. A rare opportunity to own a house and a booming business!

Evan F. Church *Licensed Associate RE Broker*
p. (718) 422-2506 Evan.Church@corcoran.com

Kyeong-Soo Kim *Licensed RE Salesperson*
p. (718) 210-4039 KYE@corcoran.com

Stanley Krauze *Licensed RE Salesperson*
p. (718) 422-2502 Stanley.Krauze@corcoran.com

Wesley Wiencek *Licensed RE Salesperson*
p. (718) 422-2516 Wesley.Wiencek@corcoran.com

Chris Cavorti *Licensed Associate RE Broker*
p. (718) 422-2526 Chris.Cavorti@Corcoran.com

Evan F. Church *Licensed Associate RE Broker*
p. (718) 422-2506 Evan.Church@corcoran.com

Marvin Chu *Licensed RE Salesperson*
p. (718) 685-9430 MChu@Corcoran.com

Chris Cavorti *Licensed Associate RE Broker*
p. (718) 422-2526 Chris.Cavorti@Corcoran.com

Megan Ethridge *Licensed RE Salesperson*
p. (718) 422-2516 Megan.Ethridge@Corcoran.com

Marvin Chu *Licensed RE Salesperson*
p. (718) 685-9430 MChu@Corcoran.com

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified