

37 Broadway

Mixed Use Townhouse · Williamsburg

This three story mixed-used building is an extraordinary opportunity to be a part of the explosive growth by the waterfront of Williamsburg Brooklyn. Located steps from the river, Williamsburg Bridge and iconic restaurants such as Peter Ligers, Diner and Marlow & Sons - this property is perfect for the discerning investor. The commercial space on the ground floor plus a full basement is an open palette for a potential business with a high generating rental income. The large floor thru duplex residence above is perfect for configuring into different rooms or as an open loft with bedrooms on the third floor. Design and creative opportunities are endless with two floors as a huge single family home or potentially split into two rental units. A rare chance to own a prewar townhouse in the heart of the most quoted and talked about town in NYC. Zoning: C4-3, Yearly Taxes: \$2236, Approximate Building Sq Ft: 2202

\$1,995,000 (Approx. \$907 /Sq.Ft.)

• 3 Baths

Bldg Sq. Footage:

2,200



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