

## 238-240 North 12th Street

Mixed Use Townhouse · Block & Lot 2292-0015 · Williamsburg

**\$6,000,000** (Approx. \$857 /Sq.Ft.)

\$34,171 Annual RE Taxes



- 3 Units
- 2 Floors
- 7 Rooms
- 4 Baths

Lot Dimensions: 52 x 100  
Building Dimensions: 7015  
Bldg Sq. Footage: 7,000  
Zoning: M12/R6A/M8



If Williamsburg Were Monopoly, This is Park Place for Sale! On the Quiet and Quaint corner where North 12th St. meets McCarren Park rests this Massive Sanctuary of the most Prime Williamsburg Real Estate, front row to the Picturesque trees season changing leaves. Built in 1920 of nothing less than pure brick, steel, & concrete, this 7000SF Brick Beauty has sat patiently waiting and watching Williamsburg grow and thrive around it .In 2010, a complete gut renovation was done with new electrical service, plumbing, & roof while adding 2 of the most exquisite lofts in Williamsburg. This stately address is easily converted to a HUGE Single Family Home with egregious commercial rental income potential. Mixed use at its optimum with 64SF of prime commercial & retail store frontage occupying its ground level with public park gather/seating and a year's round (every Saturday) Farmer's market directly outside. The 2 Lux Loft residences above boasts new renovations with classic design including: original hardwood floors, 13-25' ceilings, oversized windows that overlooks beautiful tree-lined McCarren Park. The perfect harmony of Real Estate elements has come to crescendo here, at every degree and scope. From the Empire City, to the Explosive Neighborhood, to Prime Parkside, sits the Perfect Home, and your perfect one of a kind opportunity for most special live/work/investment. Seize the opportunity to own a Piazza on the Park!

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