

# 312 Leonard Street

Mixed Use Townhouse :: Williamsburg

**\$2,750,000** (Approx. \$1,100 /Sq.Ft.)

\$4,543 Annual RE Taxes

- 8 Rooms
- 4.5 Baths

Lot Dimensions: 25x80  
Building Dimensions: 2500  
Bldg Sq. Footage: 2,500  
Zoning: R6B



LIVE THE BROOKLYN DREAM! Flawlessly situated on the corner of Leonard Street and Conselyea, is this beautiful, massive mixed-use brick property offering an exquisitely crafted NYC Steakhouse Restaurant with a private residence above and its own 2 car garage with addition FAR; all 100% owner occupied! This classy, well-known restaurant generates consistent cash flow and has the ability to seat many. Details include: a new kitchen with Ansul system, venting, gas cooking, bar, full ht. basement with walk-ins and well-equipped prep area. The apartment above is currently used a large one bedroom residence featuring a private roof patio, hardwood flooring, modern & open kitchen w. stainless steel appliances and a utility room w. washer/dryer. The building sits on a 25x80 lot boasting over 100FT of frontage on two corners with a wide sidewalk perfect for outdoor seating and the opportunity to build approx. 1500SF of floor area on the property. Get the best of both worlds in this LION'S share corner lot, ideally situated minutes from McCarren Park and Bedford strip, but quietly steps from the Lorimer/Graham L, home to old school neighborhood charm and well established restaurants, bars, shops and boutiques. Move to Brooklyn and live above your own classy brick corner neighborhood eatery!

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