

# Brick 2 Family w/ Store Mixed-Use in Prime Williamsburg!

513 Grand St, Williamsburg, NY 11211

## \$3,499,000



Agata Landa

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Disclaimer: All Information provided is deemed reliable, but is not guaranteed and should be independently verified.



## Brick 2 Family w/ Store Mixed-Use in Prime Williamsburg!

Located in the heart of Williamsburg, Brooklyn, this well-maintained brick mixed-use 2-family w/ a store property offers incredible potential for both investors and end-users.

### The building features:

- Two spacious residential units, each offering 3 bedrooms and 1 full bathroom
- Nicely renovated apartments with exposed brick walls, hardwood floors, and generously sized bedrooms
- Bright, comfortable layouts ideal for modern living
- The ground floor includes a large vacant retail space with direct access to a private backyard, presenting a fantastic opportunity for a new business or rental income stream.

### Additional highlights:

- Classic brick construction with strong curb appeal
- Separate utilities: heat and hot water paid by the tenants
- High-demand location with excellent foot traffic and neighborhood growth. It is only 4 short blocks away from Metropolitan Ave L and G train station.

Zoning: R7A, C2-4

FAR: 1.53; Max FAR: 4.0

This is a rare chance to own a versatile property in one of Brooklyn's most sought-after neighborhoods.

**Don't Miss This Unique Investment Opportunity! Call TODAY!**



Bld:	20 x 52 ft
Lot:	20.33 x 100 ft
Size	3,120 SF
Taxes	\$6,010/Yr



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