

Prime Mixed-Use Brick 4 Family + Store in Williamsburg!

213 Johnson Ave, Williamsburg, NY 11206

\$2,799,000



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



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213 Johnson Ave represents a rare investment opportunity with solid mechanical systems, a versatile layout, and an unbeatable location. Whether you're looking to capitalize on the residential rental market, expand your commercial ventures, or both, this property is poised for success. **Building features (3 Floors):**

- 4 Residential Units configured as 1BR/1BA each (Front & Rear Apts)
- Potential to convert to 2-bedroom units, providing flexibility for increased rental income or diverse leasing options.
- Hardwood floors throughout each unit.
- First Floor Commercial Space (approx. 1,250 SF) is currently utilized as a counseling office w/ Reception Area, Main Front Office & 5 Additional Private Offices
- Commercial unit has access to the backyard and additional 1,000 SF of storage in basement
- Lower Level is used for pantry food storage. This versatile space offers potential for expansion or conversion based on your needs.
- 6 gas meters and 6 electric meters
- A total renovation including ceiling, walls and water-proof wood flooring throughout the 1st floor was just completed in September 2025.
- Electrical and Plumbing: completely updated in 2002.
- Heating: two gas heating boilers installed in 2002.
- Water Heaters: two units—one serving the apartments (replaced last year) and one serving the commercial space (replaced 4 years ago).
- Surveillance System: equipped with 24/7 surveillance for added security and peace of mind
- Roof is 6 years old and resurfaced earlier last year
- The L, J, M, and G subway lines are just a short walk away

Full Set Up Available Upon Request!



Building:	23.83 x 60 ft (4,500 SF)
Lot:	23.83 x 100 ft
Year built	2001
Zoning	R6
FAR: 1.89	Max FAR: 2.2



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