



**Capri Jet
Realty Corp.**

Licensed Real Estate Brokerage

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For Sale | One Family with Store/Office.

251 Graham Avenue

Brooklyn, NY 11206



Asking price: 1,200,000

PRESENTED BY:

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Licensed Real Estate Associate Broker

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251 Graham Ave, Brooklyn , NY 11206

Property Information

Capri Jet Realty is pleased to present 251 Graham Ave, a rare one-family house with live/work potential located in Prime Williamsburg.

Properties like this rarely come to market.

Located on one of Williamsburg's most desirable commercial corridors, **251 Graham Avenue** presents a unique opportunity to own a charming mixed-use property that allows you to **live upstairs, operate your business downstairs, and expand in the future.**

Currently configured as a bright duplex residence with soaring **12-foot ceilings**, the property is ideal for entrepreneurs, creatives, professionals, boutique retailers, wellness practices, galleries, and anyone looking to eliminate the daily commute while owning real estate in one of Brooklyn's most sought-after neighborhoods. Especially for an artist this is an exceptional opportunity to live on the top floor and present your gallery on the ground floor.

The property is zoned **R6A/C2-4**, allowing a variety of commercial uses while providing approximately **962 square feet of additional buildable area**, creating significant long-term upside beyond the existing home.

Just moments from the **Graham Avenue L train**, surrounded by Williamsburg's renowned restaurants, cafés, boutiques, and neighborhood favorites, this location combines convenience, visibility, and lifestyle in a way few properties can.

Whether you're looking for a place to call home, launch your business, or invest in future expansion, **251 Graham Avenue delivers flexibility that's becoming increasingly rare in Brooklyn.**



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Property Highlights.

- Asking Price: \$1,200,000
- Property Type: One-Family Home with Live/Work Potential
- Current Configuration: Duplex residence (first and second floors)
- Zoning: R6A / C2-4 (Residential & Commercial Mixed-Use)
- Building Size: Approx. 913 SF
- Maximum Buildable Area: Approx. 1,875 SF
- Unused Development Rights: Approx. 962 SF
- Ceiling Height: Approximately 12-foot ceilings
- Lot Size: 12.5' x 50' (625 SF)
- Building Dimensions: 12.5' x 38'
- Stories: 2
- Construction: Masonry
- Year Built: 1910
- Property Taxes: Approximately \$2,439 annually
- Building Classification: One Family with Store/Office (S1)
- Current FAR: 1.46 (Maximum Residential FAR: 3.0)
- Neighborhood: Prime Williamsburg
- Transportation: Short walk to the Graham Avenue L Train
- Ideal For: Owner-user, live/work residence, boutique retail, gallery, design studio, professional office, wellness practice, creative workspace, or long-term investment.

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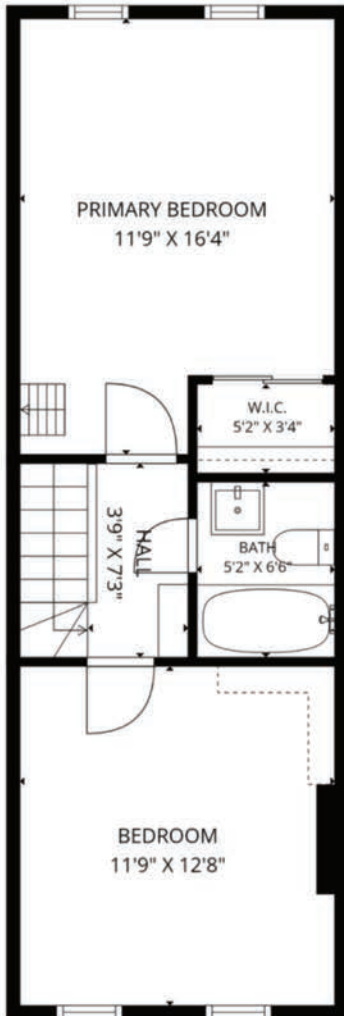
Investment Highlights

- Rare opportunity to own a mixed-use property in the heart of Williamsburg.
- Nearly **1,000 SF of additional development potential** offers significant long-term upside.
- Excellent owner-user opportunity with the flexibility to live and operate a business under one roof.
- Located on one of Williamsburg's most established retail corridors, surrounded by restaurants, cafés, boutiques, and neighborhood amenities.
- Exceptional opportunity for artists, designers, entrepreneurs, and creative professionals seeking a true live/work lifestyle.



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Floor Plans



SIZES AND MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.



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Expenses :

Property Taxes	\$ 204/month
Home owners Insurance	\$150/month
Gas	\$100/month
Electric	\$150/month
Water	\$100/month

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More Pictures



Key Points :

- Excellent Owner User Opportunity
- Duplex
- 12 foot Ceilings.
- Provides flexibility to live and operate a business under one roof.
- Located in prime Williamsburg.

CALL today for more inquires !