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VACANT• REDEVELOPMENT DEAL IN PRIME WILLIAMSBURG • FREE MARKET CORNER BUILDING



373 S 1ST STREET

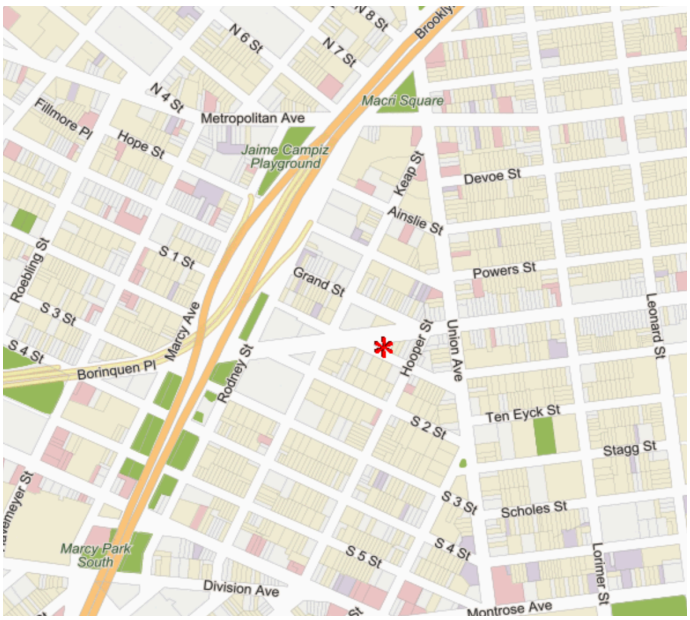
AKA 200 BORINQUEN PLACE

BETWEEN BORINQUEN PLACE AND HOOPER STREET

- Free-market prime Williamsburg corner building just off the Williamsburg Bridge with heavy foot traffic
- **VACANT**
- Approx. 3,909 gross SF (including cellar)
- Approx. 2,606 built SF above grade
- Lot dimensions: 41.11' x 63.34' x 75.54'
- 63 ft of frontage on Borinquen Place
- 11 ft ceilings
- Potential to add a third floor — all development potential to be confirmed by purchaser's architect
- As-of-right legal configuration: one residential unit over commercial — verify with architect
- Currently configured as one 3-bedroom residential apartment and one ground-floor retail space, with additional cellar space.
- Hardwood floors throughout with strong natural light
- High-visibility corner location with consistent pedestrian traffic
- Steps from G, J, and M trains, easy street parking
- Exceptional redevelopment opportunity with multiple paths: up to six residential units, mixed-use, or full commercial conversion
- Property taxes: approx. $20,698/year
- Contact an architect to explore all possibilities for this property, we recommend our trusted architects at Future Made.

$2,175,000

LICENSED BROKER & PRINCIPAL
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BLOCK/LOT	02399-0024
LOT DIMENSION	63.34' x 41.11'x75.54'
LOT SF	1,303
STORIES	2
UNITS	2
YEAR BUILT	1930
ZONING	R6, C2-3
BUILDING DIMENSIONS	63.33' x 41.08'
1ST FLOOR SF	1303
2ND FLOOR SF	1303
CELLAR SF	1303
BUILDING SF	3,909 (GROSS WITH CELLAR)
FAR	RES 2.43 / FAC 4.8

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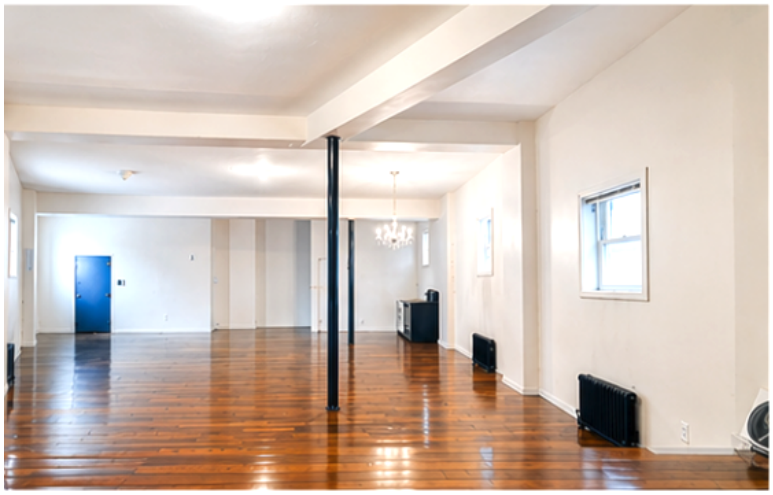
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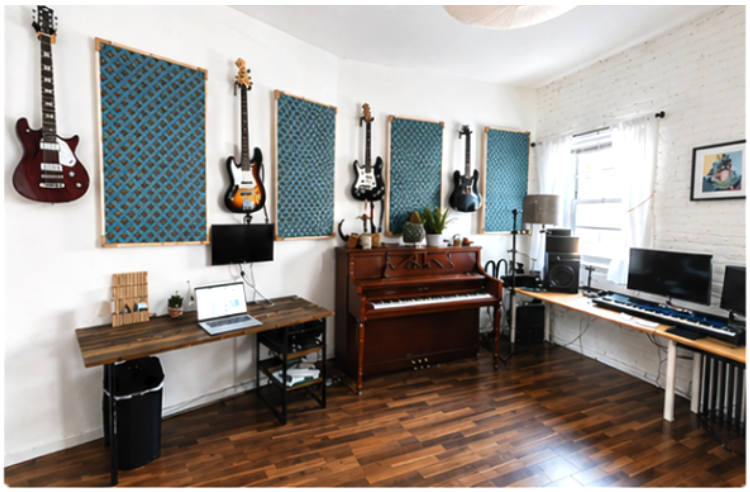


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