

**BRICK TWO-FAMILY \* GREAT WILLIAMSBURG USER OR INVESTMENT DEAL**



**101 SOUTH FOURTH STREET**

LOCATED BETWEEN BEDFORD AVENUE AND BERRY AVENUE

This is an excellent User or Investment property to be delivered with **approved plans** and a bond of completion for a CO from the contractor. Located in a prime location in Williamsburg, Brooklyn. Near the L, J and M trains. The building has electricity, plumbing, HVAC and sewer. A buyer can put the final cosmetic touches on and move in or file amended plans and create more units. The property is currently a four story walk-up with 2 duplex apartments, four full bathrooms, three half baths and a full basement. The building is 3,392 SF and measures 16' x 53.' It sits on a 1,520 SF lot measuring 16' x 95.'

**\$3,250,000**

**LICENSED BROKER & PRINCIPAL**  
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BLOCK/LOT	02430-0038
LOT DIMENSION	16' x 95'
LOT SF	1,520
STORIES	4
UNITS	2
YEAR BUILT	2020
ZONING	R6
BUILDING DIMENSIONS	16' X 53'
BUILDING SF	3,392
FAR	RES - 2.43 / FAC - 4.8

