

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 with heavy foot traffic, just off the Williamsburg Bridge.
- 3,909 gross square feet (approx).
- Built 2,606 square feet (approx).
- Lot measures 41.11' x 63.34' x 75.54'.
- 63 feet of frontage on Borinquen Place.
- 11' ceilings.
- The building is currently configured as two residential lofts on the first & second floor plus a cellar - basement, but it can be redeveloped to suit other uses.
- Delivered with the first floor vacant.
- Hardwood floors and bright natural light.
- Steps from G, J, and M trains, easy street parking.
- The lofts are currently occupied with residential leases, producing a gross annual income of \$104,400, with leases expiring in July and September of this year.
- An incredible redevelopment opportunity with endless potential: build up to six apartments, create a mixed-use space, or go fully commercial.
- Contact an architect to explore all possibilities for this property, we recommend our trusted architects at [Future Made](#).

LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

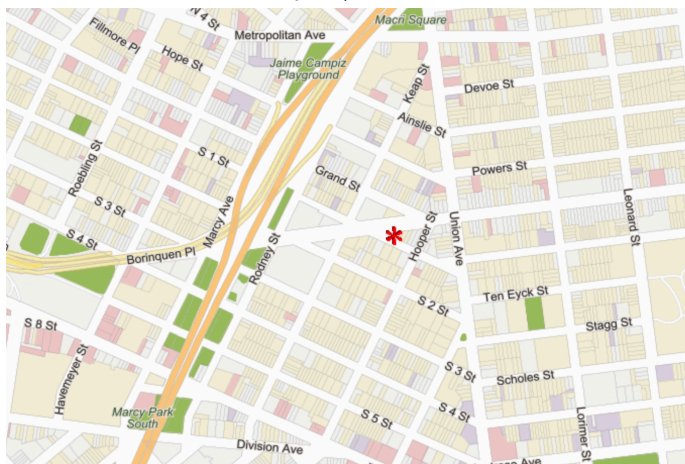
PHONE : 646.373.7944

E-MAIL : DANIEL@EVRGREALTY.COM

RENT ROLL

UNITS	STATUS	ACTUAL	LXP
1FL	FM	\$4,300.00	07/31/2025
2FL	FM	\$4,400.00	09/30/2025

Actual Gross Annual Income: \$ 104,400.00



\$2,500,000

BLOCK/LOT	02399-0024
LOT DIMENSION	63.34' x 41.11'x75.54'
LOT SF	1,303
STORIES	2
UNITS	2 RES + 1 COMM
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



