

**168 N 10<sup>th</sup> Street Brooklyn, N.Y. 11211**

**Prime Williamsburg Northside Development Site For Sale**

**Asking Price:**

**\$4,499,000**

**Building Type:**

Development/  
Conversion Sites

**Block: 2305**

**Lot: 10**

**Lot Dimensions:**

42'x100' (Irregular)

**Lot Sq Ft:**

Approx. 3,787

**Buildable Sq Ft:**

Approx. 9,874

Sq Ft

**Zoning: R6A**

**FAR: 2.7**

**Taxes:**

Approx. \$17,500



**Giuseppe Montalbano of Weichert Realtors® - The Franzese Group/Commercial, Development Division has been exclusively hired to arrange for the sale of this residential development opportunity in Williamsburg Northside, Brooklyn. The subject property consists of a one story commercial building, located 100' off of Prime Bedford Avenue, one of Brooklyn's most valuable retail corridors, and two blocks away from McCarren Park. Conveniently located close to transportation, restaurants, and shopping.**

**Property will be delivered vacant, as One Zoning Lot with 127 Bedford Avenue, and a Separate Tax Lot. The lot area of approx. 42' x 100' (Irregular), approx. 3,787 Sq Ft. with the potential for a 7 unit development of approx. 9,874 buildable Sq Ft without parking requirements. Please consult with your architect to confirm what can be built. This site is ideal for a multi-unit rental/condo development. This property offer endless opportunity for an investor/developer looking to be a part of one of the most desirable areas in Brooklyn.**

**For more information please contact**

**Giuseppe Montalbano Direct: (347) 585-7953**

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Group