

# Frame 2 Family Home for Sale in Prime Williamsburg Location!

237 Withers St, Brooklyn, NY 11211

## \$2,100,000



Theo Eastwind  
Licensed Real Estate Associate Broker



Capri Jet  
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Disclaimer: All Information provided is deemed reliable, but is not guaranteed and should be independently verified.





## Frame 2 Family Home for Sale in Prime Williamsburg Location!

A rare opportunity to own a 2 family frame house in the heart of Williamsburg! Only 5 short blocks to Graham Ave L train station, 0.5 miles to McCarren park and McGolrick Park, 0.3 miles to Cooper Park. Close to stores, shops, restaurants, bars, juice bars and much more. Situated on a 20 ft x 100 ft lot, this property offers incredible potential for homeowners, investors, or developers. Property needs TLC. Come and build your dream home!

### Property Highlights:

- 2 floors plus a basement
- Total Living Space (Excluding Basement): 1,360 sq. ft.
- Terrace at the back of the building
- 1st floor: 1 Bedroom, Eat-In Kitchen, Living Room, 1 Full Bathroom
- 2nd floor: 2 Bedrooms, Eat-In Kitchen, Living Room, 1 Full Bathroom, Terrace
- Lower Level: Half Bathroom, Storage, Boiler Room
- Oil heating
- Large Backyard
- Expansion Potential: With 2,640 sq. ft. of unused FAR, you have the option to expand or build an extension.
- Delivered Vacant.

With very few 2 family properties available in Williamsburg, this is an exceptional opportunity to secure a prime piece of real estate.

Building: 20 x 38 ft

Lot: 20 x 100 ft

Zoning: R6B

FAR: 0.68; Max FAR: 2

Taxes: \$4,318/Yr

**Call to Schedule Your Showing TODAY!**



Bedrooms 3

Bathrooms 2.5

Year built 1920

Building 1,360 sq. ft.



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