

corcoran

270 South 2nd Street
Williamsburg | Brooklyn, New York

EXCLUSIVE SALE OFFERING MEMORANDUM



PURCHASE PRICE: \$3,295,000



CHRIS CAVORTI
Lic. Associate RE Broker
(m) 914.804.7091
ccavorti@corcoran.com

DONALD LAI
Lic. Associate RE Broker
(m) 917.947.9917
dlai@corcoran.com

MARVIN CHU
Lic. Associate RE Broker
(m) 718.685.9430
mchu@corcoran.com

EVAN F. CHURCH
Lic. Associate RE Broker
(m) 917.684.0663
echurch@corcoran.com

REAL ESTATE WITH RESULTS

The Corcoran Group is a licensed real estate broker owned and operated by NRT LLC. All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer.



270 South 2nd Street

Williamsburg | Brooklyn, New York

Executive Summary:

The Forray Team at The Corcoran Group is pleased to present 270 S 2nd Street, a remarkable new mixed-use property designed for the discerning creative user and investor. This newly redeveloped brick building in Williamsburg, Brooklyn, features a spacious 3-bedroom, 3-bathroom duplex over a commercial storefront, offering a perfect setup for an owner-occupied live-work residence or a unique investment opportunity totaling over 3,686 SF of premium residential, retail and storage space.

This property seamlessly combines residential comfort with commercial potential, positioned in one of the most dynamic retail markets in the country. It's an ideal choice for those looking to establish a café, gallery, creative studio, or even a restaurant, while enjoying the luxury of reimagining and personalizing a beautifully appointed home above. Whether used as an owner-occupied residence or fully leased, both the commercial and residential spaces promise strong rental income potential. Its Tax Class 1 status simply makes it an exceptional investment.

The primary residence spans approximately 2,244 square feet, with an additional 847 square feet of finished cellar space that can be allocated for residential or commercial use, or shared as needed.

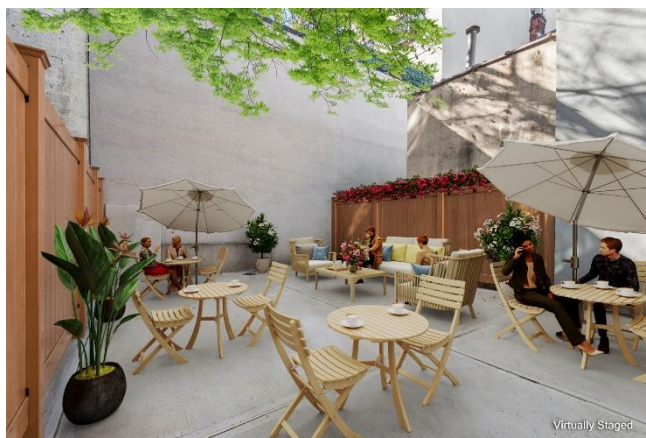
The commercial space offers approximately 590 square feet of interior area, complemented by over 600 square feet of outdoor space. This newly finished, versatile space boasts high ceilings, HVAC, and an ADA-compliant half bathroom, while ample shared cellar areas provide additional prep and storage facilities, including an extra half bathroom. There is potential to expand the commercial footprint, increasing lot coverage and adding significant value to both the property and its business opportunities.

Located in the heart of Williamsburg, 270 S 2nd Street offers easy access to vibrant landmarks and hotspots. A short stroll away is Domino Park, known for its waterfront views and recreational spaces. Commuters will appreciate proximity to both the Williamsburg Bridge and the BQE, along with nearby JMZ and L subway lines, making it ideal for accessibility. Popular nearby establishments include L'Industrie Pizzeria, Traif, Pies 'n' Thighs, Meadowsweet, Maison Premiere, and Williamsburg Cinema, to name just a few.

R E A L E S T A T E W I T H R E S U L T S

270 South 2nd Street
 Williamsburg | Brooklyn, New York

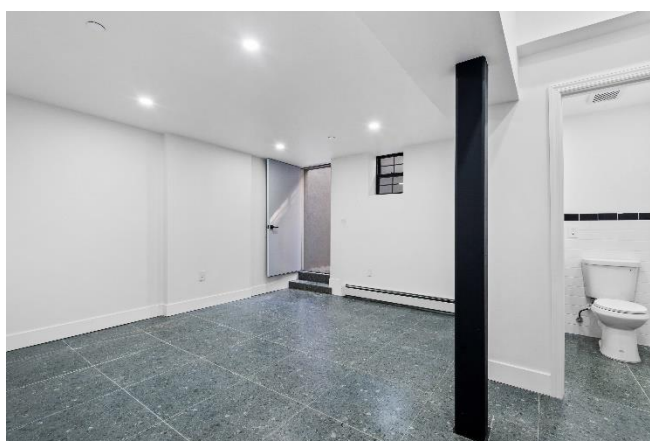
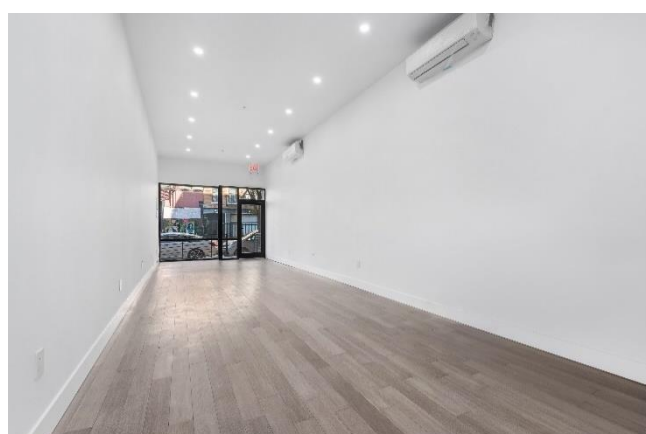
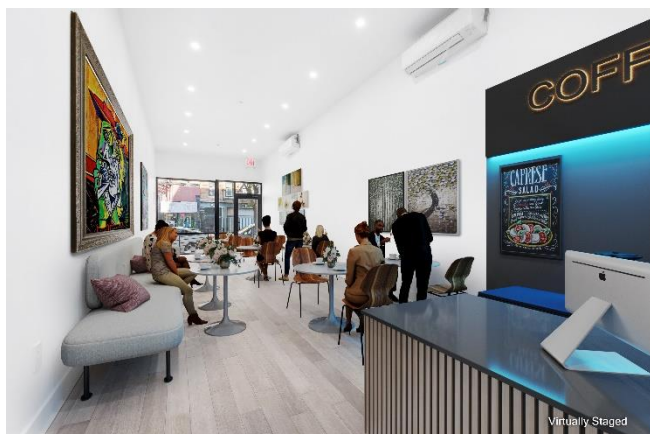
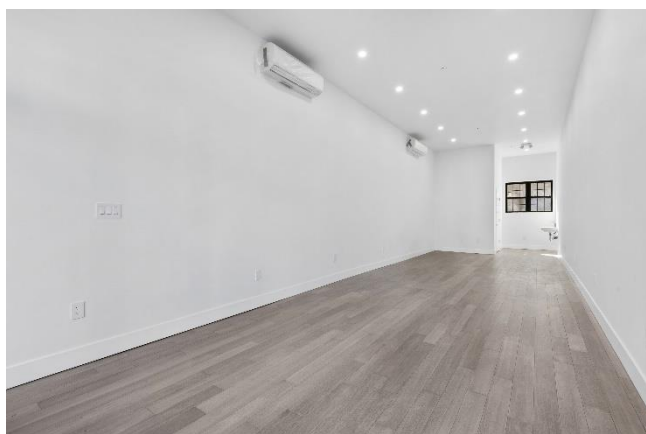
Residential Virtual Staged Photos



REAL ESTATE WITH RESULTS

270 South 2nd Street
 Williamsburg | Brooklyn, New York

Commercial Virtual Staged & Cellar Photos



REAL ESTATE WITH RESULTS



270 South 2nd Street
Williamsburg | Brooklyn, New York

Property Information:

Address

Primary: 270 South 2nd
Street
Neighborhood: Williamsburg
Zip code: 11211
Block & Lot: 02421-0010

Valuation & Property Taxes

Current Tax Class: 1
Property Taxes: \$11,392 (2024/25)

Lot

Lot SF: 1,560 SF
Lot Dimensions: 20 FT. X 78 FT
Ground Elevation: 36 FT
Corner Lot: No

Floor Area Ratio (FAR)

FAR as Built: 2.43
Max Allowed FAR: 2.2 (3,432 SF)
Community Facility: 4.8
Available FAR: 686+/- SF

Building

Class: (S1) 1-Family w. Store
Stories: 3
Approx. Gross SF: +/- 2,789 SF
Dimensions: 20 FT X 47 FT
Proximity: Attached
Year Built/Altered: ~ 1910 /2024
C of O: N/A
Landmark: N/A
Construction Type: Masonry - Block

Use

Residential Units: 1
Commercial Units: 1
Use Group: 2 & 6

Zoning

District: R6, C1-3
Opportunity Zone: No

Floor SF & Ceiling HT Breakdown

Cellar Floor Area: 940SF Ceiling HT: 7'10"
1st Floor Area: 888SF Ceiling HT: 12'3"
2nd Floor Area: 929SF Ceiling HT: 10'5"
3rd Floor Area: 929SF Ceiling HT: 10'8" – 8'3"
Gross Building SF: 3,686

REAL ESTATE WITH RESULTS

270 South 2nd Street Williamsburg | Brooklyn, New York

Floor Plan:



Scale in feet. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

270 South 2nd Street, Brooklyn NY



"While every attempt is made to ensure accuracy, this floor plan is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of this floor plan or for any action taken in reliance thereon. This floor plan does not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein."

Fully Approved Architectural Plans will be provided on request

REAL ESTATE WITH RESULTS

The Corcoran Group is a licensed real estate broker owned and operated by NRT LLC. All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer.



270 South 2nd Street
Williamsburg | Brooklyn, New York

Future Proforma:

Existing Building Projected Income & Expenses Projections						
REVENUE	Notes	Gross SF	Monthly Rent	LEASE END	Yearly	PPSF
Retail	Ground Floor Retail -	590	\$ 6,000.00		\$ 72,000.00	\$ 122.03
	Cellar					
	Outdoor					
Apartment 1	3 Bed Triplex	2,156	\$ 10,000.00		\$ 120,000.00	\$ 55.66
	Cellar	939				
	Outdoor	-				
		<u>3,685</u>				
Commercial Tenant Reimbursements						
Total Revenue				\$16,000.00	\$192,000.00	
EXPENSES	Notes	Mo/Yearly	Amount	Monthly	Yearly	
Property Taxes -	Currently Tax Class 1	Y	\$15,000.00	\$1,250.00	\$15,000.00	
Insurance		Y	\$8,000.00	\$666.67	\$8,000.00	
Gas	Separate Meters	Y	\$0.00	\$0.00	\$0.00	
Electric	Common	Y	\$0.00	\$0.00	\$0.00	
Water & Sewer		Y	\$1,500.00	\$125.00	\$1,500.00	
MGMT & Vacancy			6%	\$960.00	\$11,520.00	
Total Expenses				\$ 3,001.67	\$ 36,020.00	
				NOI	\$155,980.00	
				Cap Rate at \$3,300,000	4.73%	

Maxing Commercial Building Income & Expenses Projections						
REVENUE	Notes	Gross SF	Monthly Rent	LEASE END	Yearly	PPSF
Retail	Ground Floor Retail -	1,500	\$ 9,000.00		\$ 108,000.00	\$ 72.00
	Cellar	939				
	Outdoor					
Apartment 1	3 Bed Triplex	2,156	\$ 12,000.00		\$ 144,000.00	\$ 66.79
	Cellar	-				
	Outdoor	600				
		<u>4,595</u>				
Commercial Tenant Reimbursements						
Total Revenue				\$21,000.00	\$252,000.00	
EXPENSES	Notes	Mo/Yearly	Amount	Monthly	Yearly	
Property Taxes -	Currently Tax Class 1	Y	\$15,000.00	\$1,250.00	\$15,000.00	
Insurance		Y	\$15,000.00	\$1,250.00	\$15,000.00	
Gas	Separate Meters	Y	\$0.00	\$0.00	\$0.00	
Electric	Common	Y	\$0.00	\$0.00	\$0.00	
Water & Sewer		Y	\$1,500.00	\$125.00	\$1,500.00	
MGMT & Vacancy			6%	\$1,260.00	\$15,120.00	
Total Expenses				\$ 3,885.00	\$ 46,620.00	
				NOI	\$205,380.00	
				CAP EX	\$200,000.00	
				Cap Rate at \$3,300,000	5.87%	

REAL ESTATE WITH RESULTS

The Corcoran Group is a licensed real estate broker owned and operated by NRT LLC. All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer.

270 South 2nd Street
Williamsburg | Brooklyn, New York

For additional information, please contact exclusive agents



CHRIS CAVORTI
Lic. Associate RE Broker
(m) 914.804.7091
ccavorti@corcoran.com



DONALD LAI
Lic. Associate RE Broker
(m) 917.947.9917
dlai@corcoran.com



MARVIN CHU
Lic. Associate RE Broker
(m) 718.685.9430
mchu@corcoran.com



EVAN F. CHURCH
Lic. Associate RE Broker
(m) 917.684.0663
echurch@corcoran.com



REAL ESTATE WITH RESULTS

The Corcoran Group is a licensed real estate broker owned and operated by NRT LLC. All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer.