

# Rare Mixed-Use Opportunity in the Heart of Williamsburg

188 N 8th St, Williamsburg, NY 11211

\$3,275,000



Theo Eastwind  
Licensed Real Estate Associate Broker



Capri Jet  
Realty Corp.

718-536-7787  
theo@caprijetrealty.com

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



## Rare Mixed-Use Opportunity in the Heart of Williamsburg

Welcome to 188 North 8th Street, a rare investment opportunity nestled in one of Williamsburg’s most sought-after locations. This two-family mixed-use property offers the ideal balance of vibrant city living and neighborhood tranquility—just steps from bustling Bedford Avenue, yet tucked away on a quiet, tree-lined side street.

The building features two residential units above a commercial space currently home to a licensed community-use business (Hot Stone Body Work). The community-use zoning allows for a wide range of potential tenants and professional applications, making this an appealing asset for both investors and end users.

Enjoy the best of both worlds—peaceful living surrounded by Williamsburg’s top restaurants, boutiques, and entertainment venues, with easy access to the L train at Bedford Avenue and McCarren Park just minutes away.

Whether you’re looking to expand your portfolio or occupy one of the residences while collecting income, 188 N 8th Street offers unmatched potential in one of Brooklyn’s most desirable neighborhoods.

Building: 25 x 45 ft

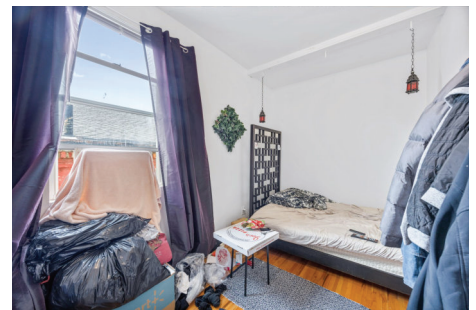
Lot: 25 x 200 ft

Zoning: R6B

FAR: 2.0

Taxes: \$6,372/Yr

**Reach out TODAY to Schedule a Showing!**



Building	25 x 45 ft
Lot	25 x 100 ft
Taxes	\$6,372/Yr
Building	4,475 Sq. Ft.



**Theo Eastwind**

Licensed Real Estate Associate Broker

Cell: 718-536-7787

theo@caprijetrealty.com



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