

76 South 3rd Street

Williamsburg | Brooklyn, New York

EXCLUSIVE SALE OFFERING MEMORANDUM



PURCHASE PRICE: \$3,200,000

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Real Estate With Results.

RESIDENTIAL | COMMERCIAL | NEW DEVELOPMENT ADVISORY
NYC - WESTCHESTER - HAMPTONS - GREENWICH CT
#1 TEAM IN WILLIAMSBURG SINCE 2014 WITH OVER \$1.2 BILLION SOLD

TFT@CORCORAN.COM | @THEFORRAYTEAM



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Executive Summary:

The Forray Team at The Corcoran Group is pleased to exclusively present 76 South 3rd Street, a rare value-add and redevelopment opportunity on an approximately 25' x 90' lot in a prime Williamsburg waterfront location. Equally ideal for single-family or 2–4 family end users, as well as developers seeking a prime Williamsburg opportunity.

Delivered vacant and sold as-is, the property presents a compelling opportunity for full gut renovation, reconfiguration, or redevelopment potential, subject to architect review, zoning analysis, and all required approvals. With exceptional lot width and a highly desirable location, 76 South 3rd Street offers the kind of scale and flexibility that is increasingly difficult to find in Williamsburg.

Currently configured and taxed as two-family property, with HPD records indicating a four-unit designation, the asset is well suited for end users, investors, and developers alike. All prospective purchasers should independently verify legal use, registration status, zoning, and buildable potential. The building is approximately 2,432 SF over 3.5 stories on a 2,250 lot. Benefits from Tax Class 1 Status and will be delivered vacant.

The existing layout is currently configured with a garden level featuring a recreation room, bathroom, and mechanical room with access to both a front garden and private backyard; a parlor level with living room, dining room, eat-in kitchen, and bathroom; a second level containing three bedrooms, a home office, and a full bathroom; and a third level with two bedrooms, a walk-in closet, and an additional bathroom. This expansive layout creates a strong foundation for renovation, modernization, or full-scale repositioning. Whether the objective is a custom single-family conversion, an income-producing hold, or a broader redevelopment strategy, the property offers a rare opportunity to create significant value in one of Brooklyn's most competitive submarkets.

Positioned near Wythe Avenue, Berry Street, and the Williamsburg waterfront, the property sits moments from Domino Park, a 5-acre public park built on the former Domino Sugar Refinery site, with park access from South 3rd and South 4th Streets between Kent and Wythe Avenues. The immediate area also benefits from NYC Ferry's East River route, including South Williamsburg and North Williamsburg landings, and the broader dining, retail, and cultural amenities that continue to define Williamsburg as one of Brooklyn's most dynamic neighborhoods.

76 South 3rd Street presents a rare chance to acquire a vacant wide-lot asset in a premier Williamsburg location with meaningful upside and multiple paths forward.

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Property Information

Address

Primary: 76 S 3rd Street
Neighborhood: Williamsburg
Zip code: 11249
Block & Lot: 02429-0010

Property Taxes & Class

Property Taxes: \$2,459
Current Tax Class: 1

Lot

Lot SF: 2,250
Lot Dimensions: 25' x 90'
Ground Elevation: 48 ft
Corner Lot: No

Floor Area Ratio (FAR)

	<u>Ratio</u>	<u>SF</u>
FAR as Built:	1.081	2,432
Estimated Max FAR:	2.200	4,950
Estimated Available FAR:	1.12	2,518
Facility FAR:	4.8	

Zoning

District: R6
Qualified Opportunity Zone:

Building Information

Building Class: Miscellaneous Two Family (B9)
Stories: 3.5
Dimensions: 22' x 30.5'
Irregular shaped: No
Extension: Yes
Year Built/Altered: 1899
Certificate of Occupancy: N/A
Landmark: No
Construction Type: Brick/ Mansory & Potentially Framed

Est. Floor Gross SF Breakdown

	<u>Interior</u>	<u>Exterior</u>
Cellar	0	0
Basement Area:	620	1,630
1st Floor Area	620	0
2nd Floor Area	620	0
3rd Floor Area	572	0
Gross Building SF:	2,432	0
** Est. Above Grade SF	2,432	

Use

Residential Units: 4
Flood Zone: X

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Existing Floor Plan:



INT: 2432 ft²
EXT: 1630 ft²

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.

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Interior & Backyard Photos:



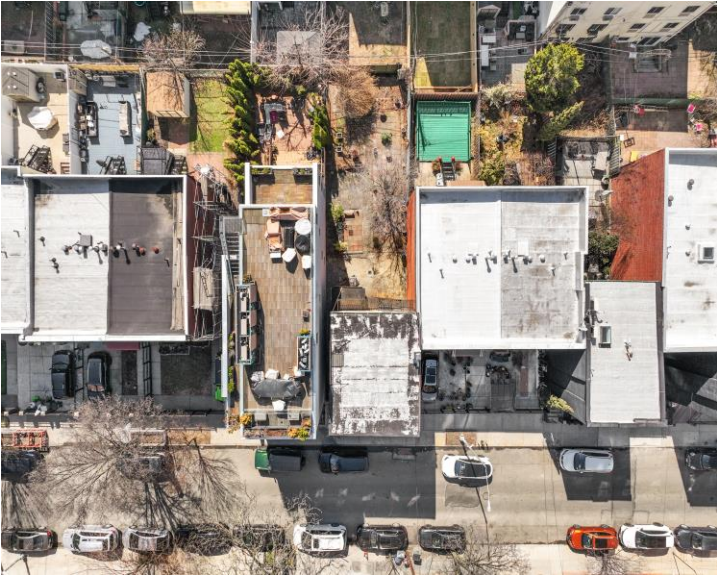
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Drone Photos:



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New Development Concept- Facade



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EXCLUSIVE MARKETING ADVISORS

THE FORRAY TEAM AT CORCORAN

- President's Council Member (**Top 1%** at Corcoran): 2025–2023–2022–2021–2020
- Ranked the **#6** Medium-Sized Team by Sales Volume in Brooklyn & **#54** in New York State–**Top 1.5% in The Nation** by Real Trends + Tom Ferry America's Best Real Estate Professionals (**#4** & **#69** respectively, in 2024)



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