

61 N 9th Street
10,000 SF Creative Office/Retail Opportunity
Williamsburg, Brooklyn.



2302/35

Block/Lot

7,500 SF

Lot Size

75'x 100'

Lot Dimensions

75'x 100'

Building Dimensions

10,000 SF

Gross Building Size

Including 2,500 SF Mezzanine

M1-2
Zoning Designation

Zonnig Designation

2.00/4.80

Manufacturing FAR/Community Facility FAR

Potential Special Permit FAR

15,000 BSF

Maximum Development Potential

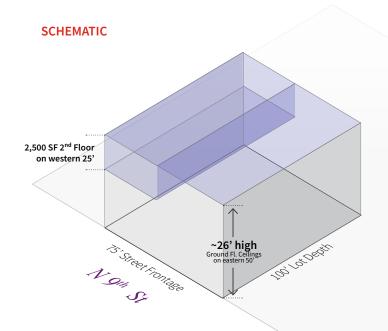
5,000 BSF Available Air rights

Industrial Business Zone

Eligible Tax Benefits (ICAP)

Tax Class Four

Full Taxes: \$91,818.68



JLL has been retained on an exclusive basis to arrange for the sale of a 10,000 SF creative office/retail building with M1-2 zoning in Williamsburg, Brooklyn.

BUILDING INFORMATION

The subject property totals 10,000 SF, 7,500 SF on the ground floor with 26' ceilings, plus an additional 2,500 SF on the second floor. The lot spans 7,500 SF, with 75' of frontage on N 9th Street, and is zoned M1-2 offering 15,000 buildable square feet.

TRANSIT ORIENTED

Just two blocks to the Bedford Avenue ①, the property enjoys quick proximity to Manhattan within 10 minutes. The Property is also is also served by buses including the B32 on Kent/Wythe Avenues for connections throughout Brooklyn.

THRIVING RETAIL

Immediate area is a popular destination for tourists and locals alike with hotels in the area, nationally recognized brand name retailers and dozens of popular restaurants, bars and nightlife hotspots.



For more information, please contact exclusive agents:

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