

FOR SALE

193-197 Varet Street Brooklyn, NY 11206

Three (3) Contiguous 25' x 100' Vacant Lots
(May be sold separately)

For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

Sean R. Kelly, Esq. x59
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Shimon Shkury x11
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For Financing
Information:

Matthew Dzbaneck x48
mdzbaneck@arielpa.com

Asking Price: \$2,700,000
Price Per Lot (x3): \$900,000

Ariela
PROPERTY ADVISORS



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➤ Ideal owner user opportunity

➤ Location in a thriving pocket of Williamsburg with a vibrant creative, art, music and food culture

➤ 75' of frontage

➤ Located in a trendy pocket on the Williamsburg / Bushwick border

Property Information	Total	193 Varet Street	195 Varet Street	197 Varet Street
Block / Lot	-	3109 / 64	3109 / 63	3109 / 62
Lot Dimensions	75' x 100'	25' x 100'	25' x 100'	25' x 100'
Lot Sq. Ft.	7,500	2,500	2,500	2,500
Building Dimensions	25' x 100'	-	-	-
Stories	2	-	-	-
Building Sq. Ft.	0	-	-	-
Zoning	M1-1	M1-1	M1-1	M1-1
FAR	1.00	1.00	1.00	1.00
Buildable Sq. Ft.	7,500	2,500	2,500	2,500
Air Rights Sq. Ft.	7,500	2,500	2,500	2,500
Tax Class	4	4	4	4
Assessment (23/24)	\$209,250	\$78,750	\$78,750	\$51,750
Real Estate Taxes (23/24)	\$22,277	\$8,384	\$8,384	\$5,509

*All square footage/buildable area calculations are approximate

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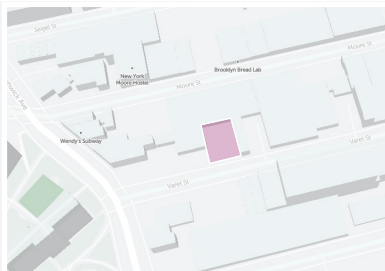
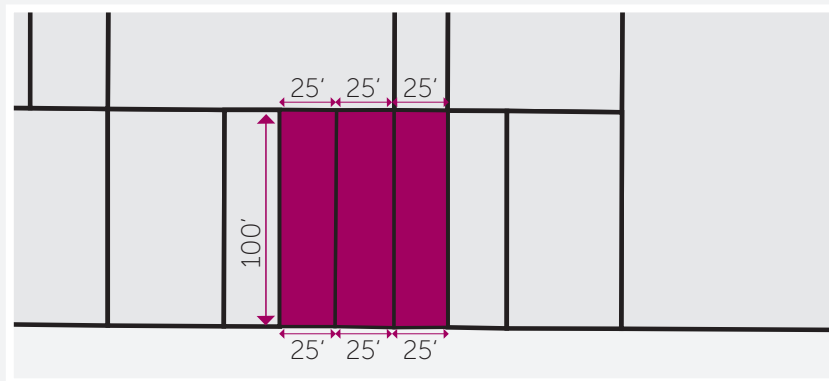
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3109 Block
62, 63, 64 Lot
7,500 Lot Sq. Ft.
100' x 75' Lot Dimensions



Located on the north side of Varet Street between White Street and Bushwick Avenue



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