

\$1,700,000

EXCLUSIVE OFFERING MEMORANDUM

188 Powers Street
Brooklyn, New York 11211

INVESTMENT HIGHLIGHTS

NEIGHBORHOOD

Williamsburg

TYPE

Multy Family

UNITS

2

EXISTING SQFT

1968

BUILDABLE SQFT

2812



188 Powers Street

BROOKLYN, NEW YORK 11211

PROPERTY DESCRIPTION

Great Investment Opportunity in Prime Location !

This spacious two-family home is ideally located within walking distance to the train, offering excellent convenience for commuting. With an unused FAR (Floor Area Ratio), this property presents a fantastic investment opportunity for future development or expansion. The home features a rental unit above an owner's duplex, with the potential to combine the units into one large townhouse.


Enjoy a generous backyard, perfect for outdoor living and entertaining.





■ Block & Lot:	02783-0009
■ Neighborhood:	Williamsburg
■ Cross Streets:	Graham & Humboldt
■ Building Dimensions:	18.75 X 35
■ Lot Dimensions:	18.75 X 75
■ Units	2
■ Total Existing SQF	1,968
■ Total Buildable SQF	2,812
■ Zoning	R6B
■ FAR	2
■ Deliver Vacant	Yes



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Duplicate City of New York

OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN

BUREAU OF BUILDINGS

DATE June 27, 1933

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals July 25, 1932, and issued pursuant to Section 411-a, Greater New York Charter, and Chapter 5, Building Code, Code of Ordinances, City of New York.)

This certificate supersedes all previously issued certificates.

To the owner or owners of the building or premises:

THIS CERTIFIES that the NEW BUILDING-PREMISES

188 Powers Pl. N.D. 145' E. of Graham Ave. Located at

Block 2783, Lot 9, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of law relating to standpipe and sprinkler equipment, have been complied with as certified by a report of the Fire Commissioner to the Superintendent of Buildings.

THIS CERTIFICATE IS ISSUED SUBJECT TO THE LIMITATIONS HEREINAFTER SPECIFIED AND TO THE FOLLOWING RESOLUTIONS OF THE BOARD OF STANDARDS AND APPEALS: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Table with columns: STORY, LIVE LOADS (LBS PER SQ. FT.), PERSONS ACCOMMODATED (MALE, FEMALE, TOTAL), and USE. Rows include Basement, First, Second, Third, Fourth, Fifth, and Sixth. Handwritten notes include 'Ordinary use', 'One Family', and 'Multi. Two @ families'.

Permit No. 3392 Type of Construction Private Residence Height 2 1/2 Stories Date of completion, construction 6/27/33 Located in Business zone at time of issuance of permit.

NO CHANGE OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE SUPERINTENDENT OF BUILDINGS.

Unless an approval for the same has been obtained from the superintendent of buildings, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified above; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof, from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a full or permanent certificate; it is not applicable to any building under the jurisdiction of the tenement house commissioner unless it is also approved and endorsed by him; and it must be replaced by a full certificate at the date of its expiration.

Examined by J. P. Flanagan

J. P. Flanagan Commissioner of Buildings Borough of Brooklyn

Additional copies of this certificate will be issued, upon written request, to persons having an interest in the building or premises.

Get in touch



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