

## 93 Pilling Street

Multi-Family Townhouse : Block & Lot 3451-0046 : Bushwick

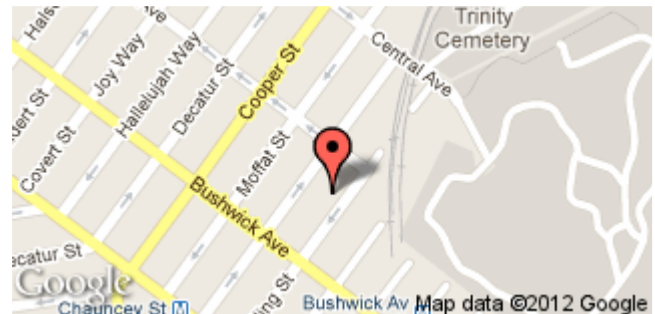


**\$690,000** (Approx. \$256 /Sq.Ft.)

\$2,332 Annual RE Taxes

- 3 Units
- 3 Floors
- 10 Rooms
- 3 Baths

Lot Dimensions: 20 x 100  
Building Dimensions: 2700  
Bldg Sq. Footage: 2,700  
Zoning: R6



This completely renovated 2-family is currently being used as a 3-family dwelling and offered at over a 6% cap rate, based on real 2011 income. It can easily be converted back to a 2-Family or to a beautiful 3-story single-family home. Renters are currently month-to-month and the building can be delivered vacant.

The ground floor has a large eat-in kitchen, exposed brick, dining alcove and a large living room with faux fireplace. There are hardwoods, upgraded fixtures and original pre-war detail throughout. The backyard has two sections - an enclosed wooden deck and rear garden area. The kitchen is extra large with dishwasher, granite counters, full-sized stainless appliances and a wine cooler. The large bathroom is beautifully finished with antique styling including wainscot, claw-foot bathtub, and glass enclosed shower with rain shower head.

The 2nd floor has 12 ft plus ceilings, 2 big rooms with custom built doors, old charm bathroom with slate tile, claw foot tub, and pedestal sink. It also has a beautifully updated kitchen, with maple cabinetry and ceiling fans in all 3 rooms.

The 3rd floor has 3 large rooms and an additional smaller room for either an office or large walk-in-closet. There is also a renovated bathroom with subway tile and wainscot and custom made doors. A new roof was completed last year and the boiler is only 5 years old. W/D is in the basement! Please e-mail me for a complete set-up.

**1:** 3 rooms, 1 bedroom, eat-in-kitchen, large full bath

**2:** 3 rooms, 1 bedroom, kitchen, full bath

**2:** 4 rooms, 2 bedrooms, kitchen, full bath

## FEATURES

- Garden

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