

47 Orient Avenue

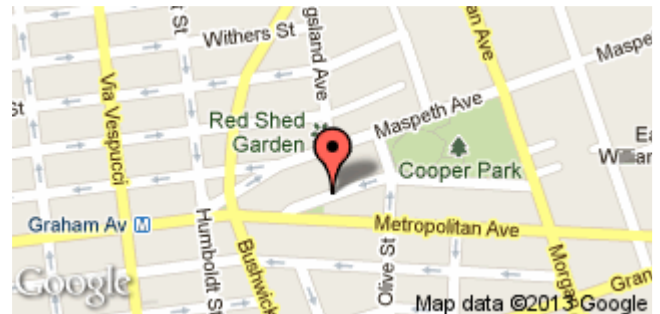
Multi-Family Townhouse · Block & Lot 2907-53 · Williamsburg

\$1,799,000 (Approx. \$750 /Sq.Ft.)

\$3,510 Annual RE Taxes

- 2 Units
- 2 Floors
- 9 Rooms
- 2 Baths

Lot Dimensions: 24.6 x 100
Bldg Sq. Footage: 2,400



Extra wide semi-detached brick 2 family townhouse on one of the most charming blocks in Williamsburg. The property is in move-in condition and is currently set up with a rental unit on the top floor, the owner's apartment on the parlor level, and a semi-finished basement. This building is nearly 25' wide and sits on a full 100' lot and can be delivered vacant. The first floor has 3 bedrooms, 1 bathroom, hardwood floors, and a renovated kitchen. With three exposures, and a bay window in the front bedroom, this apartment is drenched in sunlight. There is a window between the kitchen and the dining room, and direct access to the backyard. The second floor is currently being used as a 3 bedroom rental, with a lease that expires August 31st, 2013. This apartment features a private balcony, original hardwood floors, and original details. Again, with windows on 3 sides, this apartment is filled with light. This apartment can be delivered vacant, or you can choose to renew the lease, which is at market rate. The front half of basement is semi-finished and has three windows, while the back half is currently being used for laundry and storage. The basement has full height ceilings and could easily be combined with the parlor level to create a huge duplex with private outdoor space. The location is excellent and is on a tree-lined street that is half a block from Cooper Park, 3 blocks from the Graham L stop, and steps away from great restaurants and shops.

Tom Keefe Senior Associate Licensed RE Salesperson

p. (718) 422-2527 Tom.Keefe@Corcoran.com

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified