

74 Meserole Avenue

Mixed Use Townhouse : Greenpoint

Amazing Townhouse with ground floor commercial space IDEAL Investment for biz owner - MUST SEE This exceptionally located Townhouse is in the heart of Greenpoint on Meserole Ave. The house is 4125 sqft and 25x55 on a 25x68 lot. The 2 residential floors are each a 7 bedroom 2 bathroom. The commercial space has corner frontage and there is a 2 car garage. Excellent location near all that Greenpoint has to offer close to the Post Office, Ymca, & Police station, and steps to the highly coveted P.S. 31 Samuel F. Dupont school. The Nassau Ave and Greenpoint Ave G train subway stops are just 5 mins walking & the Bedford L is 12 minutes away. The house ahs a blend of original character and period details that meet with newer renovations. New Roof, New Gas Heat & Hot Water Boiler. The 2 apartments have been renovated. This is a perfect opportunity for a business owner to have a live/work townhouse in a Prime part of Greenpoint.

\$1,999,000 (Approx. \$485 /Sq.Ft.)

• 4 Baths

Bldg Sq. Footage:

4,125



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