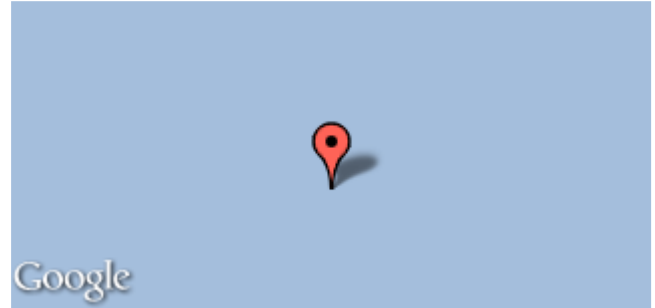


## 71 Utica Avenue

\$795,000

Mixed Use Townhouse · Other Brooklyn

MIXED USE CORNER PROPERTY. Can be acquired either separately or with neighboring 73 Utica Avenue next door. S2 Commercial with full extension to the end of the lot. Formerly utilized as religious ministry. Fully renovated below and upgraded. No stoop. Two residential apartments above, first floor through on second floor gets \$1100 monthly (no lease) and can be delivered vacant. Top floor through (third floor) gets \$1200 monthly (no lease and can be delivered vacant). All units as in 73 Utica Avenue have separate heat and hot water meters and so owner pays none of those utilities. Closest subway stop is the Utica Avenue A and C which is the same subway that services historic Stuyvesant Heights. Property is mostly in mixed use area of light commercial and residential streets. As is.



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