

## 742 Fulton Street

Multi-Family Townhouse :: Block & Lot 2006-145 :: Fort Greene



**\$1,175,000**

\$473 Annual RE Taxes

- 3 Units
- 3 Floors
- 13 Rooms
- 4 Baths

Lot Dimensions: 20x101.3  
Building Dimensions: 20x45  
Zoning: R7-2



Live well and prosper. This townhouse has a lot to offer and could very well be the best investment you ever make. 742 Fulton Street is a three story, three family townhouse with a deeded parking space. The first floor apartment is a lower duplex. Upon entering you will find a spacious kitchen, living room and dining area, two good sized bedrooms, and a full bathroom. The back door leads to a large patio, a small garden and a gate leading directly to your personal parking space. Downstairs is a finished basement with a large rec room or family room, another full bathroom, a laundry area with a washer and dryer, plus oodles of storage. The two upper floors both have two bedroom apartments, with spacious living rooms, kitchen and dining area, full bathrooms, and ample closets. Both are very desirable and will provide high rental income. From the front windows your view is your front garden and across the street a small park with large leafy trees. Less than a block away, South Oxford Park has two tennis courts, a very nice playground, and a play area where your neighbors exercise and play ball all year. A few blocks away is Fort Greene Park with it's off leash hours dog run, Saturday farmers market, more tennis courts and sledding hills. 742 Fulton Street is close, but not too close, to the Atlantic Terminal with all the subway lines, LIRR and The Barclay Center. This is a very smart buy.

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